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volume 42, number 11 ▪ november, 1983 ▪ ISSN 0013-0141

Proposition No. 1: an important choice for Florida voters

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In November, 1984, Florida citizens will vote on Proposition No. 1, the constitutional amendment known as Citizens' Choice on Government Revenue. It is designed to reduce growth of state and local governments by limiting increases in revenues and, thereby, limiting expenditures and the size and diversity of public services. Most authorities (pro or con) believe that the choice facing Florida voters is one of the most important in many years.

As with all important decisions, there will be benefits and costs. Also, because the amendment is considered controversial, "benefits" to some groups may be viewed as "costs" or "disbenefits" to other groups. Actually, no one can be certain about all the effects of Proposition No. 1 because some of the legal definitions of "taxing units" and "revenues" will have to be decided by the courts. Legal authorities do not agree on the interpretation of the amendment. It is also possible that current litigation may strike Proposition No. 1 from the ballot.

Some striking features of Proposition No. 1

Rollback versus rollforward

The amendment does *not* call for a cutback to 1980-81 revenues. Instead, the 1980-81 revenue base is adjusted *forward* by two-thirds of the increases in the Consumer Price Index (CPI) and by special provisions applying to the property taxes (ad valorem revenues). This means that many governments will be allowed 1985-86 revenues approximately 20 percent *above* their 1980-81 base. Yet, the 1985-86 Proposition No. 1 revenue limit may still be considerably *less* than currently projected 1985-86 revenues and expenditures for most governmental units.

It has been estimated, for example, that in the first year (1985-86), Propositon No. 1 would reduce state government revenues (and expenditures) 22.6 percent or $2.4 billion from the amount now projected for 1985-86. However, state revenues allowed by the limit would still have increased 28 percent above 1980-81 levels. Since 1980-81 the state has grown by 1.8 million people, personal income has grown, and expenditures for most functions have increased. Yet, revenue growth for the state government would be capped at a rate of two-thirds of the CPI. This reduction would continue despite rapid population growth, inflation and increases in personal income unless overridden by voters in referenda. The effect of Proposition No. 1 on revenues of local governments is now being studied.

This article is condensed from a more-detailed discussion of Proposition No. 1 which will appear with other articles on this topic in the forthcoming 1983: IV issue of *Business and Economic Dimensions* magazine: "Proposition No. 1: the Economic and Legal Issues." *Dimensions* is also published by the Bureau of Economic and Business Research at the University of Florida.

Provisions on property taxes

Property taxes to local governments can increase up to 5 percent a year. If, however, two-thirds of the CPI is less than 5 percent, then the lower limit is binding. Taxes on new construction are exempt from the cap. This means that when growth of population and personal income results in new construction, local governments (not the state government) can obtain some additional funds not subject to the revenue limits.

Proponents of Proposition No. 1 argue that new-construction property taxes will enable local governments to provide many new services without a referendum. However, if local governments in Florida typically rely on these ad valorem taxes for only 20 to 40 percent of total local revenues, it is possible that the cap on other revenue growth will limit their ability to meet the needs of population growth. New construction would also include increased assessments due to land improvements. However, increased assessments be-

cause of higher appraisals on existing property would not be exempt.

Preliminary studies indicate that some cities in Florida now levy property taxes at levels *below* those allowable under the Proposition No. 1 limits. If local governments have reduced revenues from other capped sources, they may be forced to rely more on property taxes than they do now. Further study of this question is needed.

The broad definition of revenues

Many citizens currently view Proposition No. 1 as a measure primarily designed to slow down the rate of increase in taxes, and indeed the rate of increase in taxes may be limited. However, it is not taxes *per se*, but total revenues that are limited to two-thirds of the CPI (except for special provisions on ad valorem taxes).

Several points need to be stressed. First, individual revenue sources and taxes are not capped by Proposition No. 1. For example, individual taxes that have been increased since 1980-81 do not have to be adjusted. If a reduction in revenue is required, the government will have freedom under Proposition No. 1 to reduce any type of revenue. As a practical matter, however, some revenues may be tied to mandated functions so that this freedom may be restricted for other reasons.

Second, Proposition No. 1 defines public revenues broadly, as all receipts of revenue from whatever source except as specifically exempted by the amendment. The only exclusions are revenues from the federal government, proceeds of bonds and borrowed funds, and the acquisition cost of liquidated investments. Included in the growth cap would be such things as:

- user charges for electricity, water, sewer, waste collection, library services and other government operations;
- gross receipts, not net incomes;
- fines, bookstore sales, interest earned on trust funds, dormitory fees, tuition payments and penalties for late payment.

Intergovernmental revenues from the state to a local government could be counted twice, according to an opinion issued by the Florida attorney general. Sales taxes, for instance, would be counted as revenues at the state level. If they were then transferred to local governments, they would count again as revenues received (from external sources) by local government. Only *internal* transfers of funds would not be included in the Proposition No. 1 definition of revenue.

Implications of revenue definition for local governments

What are some likely implications for local governments? Partly, these depend on court decisions about the definition of "revenues" to be included and the status of some special districts and authorities. Also, some of the implications depend on which revenues local governments choose to limit and which expenditures are to be curtailed. Different governments may well choose different courses of action.

First, it is clear that the revenue limitations of Proposition No. 1 are binding upon both the state and the local governments. This means that local governments cannot expect increases in state aid to shore up reduced local revenues. In California under Proposition No. 13 and in Massachusetts under Proposition No. 2½, mandated reductions in the property-tax revenues for local governments were offset substantially by increased state aid to local governments. Also in those states, local governments did offset decreased property-tax revenues by imposing new user charges and fees for various local public services.

Under Florida's Proposition No. 1, state and local governments cannot turn to new user charges and fees because these charges would be counted as increased revenues. Finally, in Florida it is possible that state aid or shared taxes to local governments will be reduced (not increased and not even maintained at current levels). In 1982, state aid in Florida accounted for approximately 55 percent of the revenue of school districts, about 11 percent of total revenue for counties and about 7 percent of total revenue for cities.

Second, many cities in Florida operate utilities. These include Jacksonville, Orlando, Tallahassee, Gainesville, Key West, Lakeland, Ocala, Fort Pierce, Kissimmee, Lake Worth, Homestead, Jacksonville Beach, New Smyrna Beach and many others. If the courts hold that Proposition No. 1 limits gross revenue (not net revenue), then gross revenues received by these municipally owned enterprises are included. Most of these gross revenues are needed to cover costs of operation and to provide service to new customers. If the gross revenues from utility operations have expanded greatly since 1980-81 (and this is generally the case), then cities may find it difficult to stay under a 1985-86 cap moved forward from 1980-81 by only two-thirds of the annual increase in the CPI.

For example, in 1983-84 the City of Gainesville budget for general government is about $27 million, of which $4.3 million is to be raised by ad valorem taxes and $16.9 million from profits from the city's utility operations for electricity, water and sewer services. By contrast, the budget for the utility operation is $125 million, most of which represents operation and maintenance. Gainesville utility revenues grew rapidly after 1980-81. Thus, there would have been a "shortfall" of over $36 million in 1981-82 if Proposition No. 1 had been in effect then based upon 1980-81 revenue levels.

The alternatives open to governments who have enterprise operations are not clear. In some cases they could sell them to private enterprise. They might also be able to set up separate (independent) authorities or nonprofit corporations to comply with the limitation.

Third, the definition of revenues to be included under the cap would seem to apply to tourist development taxes (commonly called resort taxes) that are being used by several counties to finance convention centers and tourist-related activities.

For example, Orange County levies a 2 percent resort tax on hotel and motel rooms and campsites. These revenues are unquestionably growth revenues which will rise in the future as new hotels come on line, as occupancy rates rise and as room rates increase. For the year ending September 30, 1983, Orange County's resort tax revenues were $6.6 million, 11.5 percent above projections. Orange County is using its resort tax to pay off the bonded indebtedness for the $50 million Convention and Civic Center. Again, contractual obligations are protected under Proposition No. 1, but future bookings at the convention center will generate revenues subject to limitation.

Referenda

All restrictions in the amendment can be overturned by a majority vote. Currently, only general obligation bond issues of local governments have to be approved by voters. Revenue bonds for utility construction or for airport authorities, etc., are not placed on the ballot. Under Proposition No. 1, *all* new bond issues (and probably all refunding issues) would be subject to majority vote. In addition, voters can approve exceptions to the revenue limitations for two successive fiscal periods.

There is a strong feeling among proponents of Proposition No. 1 that forcing governments to obtain voter approval for revenue exceptions will strengthen citizen control and increase citizen interest in state and local government. Voter turnout in Florida elections has been declining. It is asserted that if voters feel that their votes will "really" make a difference (because a clear-cut choice is involved on increased revenues for specific purposes) then voter interest will greatly increase. Certainly, there appears to be a grass-roots feeling that more citizen input and citizen participation in government is desirable.

Professional public servants are not as enthusiastic about referenda. They argue that going to the voter every two years to get specific approval to exceed the revenue cap for specific programs would make it difficult to hire competent people and plan long-run programs if the outcomes are dependent upon "re-selling" the program every two years.

Some political scientists are skeptical that voter interest can be heightened by constant and repeated referenda. Will citizens take the time to inform themselves on the complexities of problems facing a fast-growing metropolitan area as opposed to the "town meeting" approach of a small New England community? It is also pointed out that direct citizen control represents a weakening of representative government and a strong step toward populist rule. Finally, some observers are concerned that frequent and continuing referenda are likely to be costly.

There is little hard evidence at hand now to give great comfort to either side. However, there seems to be a growing consensus among all observers that public officials need to do a better job in explaining to voters what they do and why certain programs are necessary.

Fiscal limits movement

More than thirty states have adopted fiscal limits in recent years. In only a few states have voters defeated fiscal limitations. In California Proposition No. 9 was defeated (June, 1980) after Proposition No. 13 (June, 1978) and Proposition No. 4 (November, 1979) were already in place. In Ohio two measures on the ballot as part of a tax revolt to limit and to repeal taxes were defeated (November, 1983). However, the general experience in recent years has been one of voter approval.

Economists and political scientists have just begun to study the fiscal limitation movement. It is too early to tell what the *long-run* effects will be. If the limits prove binding we should expect to see a shrinking of the public sector, more functions being performed in the private sector, and change in the distribution of public functions between state and local governments.

As for the *short-run* effects, it seems fair to conclude that the results have not been dramatic despite predictions of dire consequences and/or amazing benefits. In the short run, neither the benefits nor the costs appear to have been as large as expected by supporters or opponents.

The California and Massachusetts experiences

California and Massachusetts are two examples. California's Proposition No. 13 decreased the property taxes collected by local governments by approximately $7 billion. (The state government does not collect property taxes.) The short-run effects appear to have been some reduction in local services (schools, libraries, parks and recreation); an increase in service fees and user charges; and, most important of all, large increases in state aid to local governments ("buy-outs" and "bail-outs"). Some of the state aid to local governments came from large surpluses. These surpluses have now been exhausted.

California's Proposition No. 4 limits state and local public spending by a formula based on population change and the lower of either the change in the CPI or growth in per capita personal income. There is no limit on fees or user charges not in excess of costs. Because these limits do allow for population growth, fully for changes in the CPI and for user fees, the limits have not been binding or operative to date.

In Massachusetts, Proposition No. 2½ passed by a 60/40 margin in November, 1980, and took effect in January, 1981. Property tax rates (for local governments) were limited to 2.5 percent. Cuts of 15 per-

cent a year in spending were required until the mandated level was reached. Also a simultaneous limit of 2.5 percent on annual levy increases was imposed regardless of growth of new construction.

The short-run effects varied greatly among cities depending upon tax rates, assessments and the amount of taxable property per capita. In general, older central cities were hit harder than more wealthy suburbs. There were cutbacks in services such as schools, libraries, parks and recreation. Salaries and positions in government were frozen. Street maintenance and capital improvement schedules were lengthened. User charges and fees increased. State aid to local governments increased greatly. And, finally, many cities simply raised assessments on property to fair market values so there was little decrease in overall property taxes.

Florida's Proposition No. 1 is different from these laws in California and Massachusetts. It is, for instance, more binding than California's Proposition No. 4 upon both state and local governments. The definition of revenue to be limited is more inclusive and the caps on revenue growth are more restrictive. Florida local governments cannot expect state aid, nor can they turn to user charges and fees.

Other state and local fiscal limitations

As of mid-1981, more than thirty states had placed fiscal limitations on cities, counties and school districts and since 1977, nineteen states have adopted fiscal limits at the state level. Colorado has a flat limit of 7 percent increase in annual expenditures; Rhode Island has a cap of 8 percent annual increase. Arizona limits expenditures to 7 percent of personal income. The others base limitations upon annual increases in growth of personal income, inflation and/or population.

No state law appears to define revenues to be curbed as broadly as Florida's Proposition No. 1, but it is far too early to assess the effectiveness of fiscal limits across the nineteen states.

A year left for study

The fiscal limitation movement (FLM) is strong in Florida and in other states. It should be taken seriously. Proposition No. 1 requires more study and discussion before it appears on the ballot in November, 1984. All governments in Florida should study its possible effects on their individual revenues. All governments should look at their spending and plan contingency programs. All governments need to do a better job in telling citizens what they are doing and why particular programs are important. All governments need to find new ways to get citizen input and participation.

By the same token, the citizens of Florida have equal and complementary responsibilities. Proposition No. 1 is certainly one of the most important and far-reaching issues to face Florida voters in recent years. No one can be certain what the effects will be. Preliminary indications are that government revenues under Proposition No. 1 at all levels in Florida will be much less than are now being planned for 1985-86. Unless limits are raised by referenda, cuts in expenditures will follow.

Which revenues will be cut, which expenditures will be reduced? These are matters for serious discussion. Voters need to be well informed. They need to talk with each other and with governmental officials in the year before they vote on Proposition No. 1.

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The views and opinions expressed are those of the authors and are not to be construed as official views of the University of Florida.

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volume 42, number 10 ■ october, 1983 ■ ISSN 0013-0141

Nineteenth metropolitan area added in Florida

Frances Terhune

Editor
Florida Statistical Abstract

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Ft. Pierce has become Florida's nineteenth metropolitan statistical area (MSA) according to the latest federal definitions. The new MSA includes Martin and St. Lucie Counties.

Rulings effective June 30 also changed the county makeup of four Florida areas — Gainesville, Jacksonville, Tallahassee and Tampa-St. Petersburg-Clearwater — and changed the names of five others. MSAs comprise one or more counties and are named for their central cities.

The new definitions and designations reflect population numbers from the 1980 Census. There are 257 recognized MSAs in the United States.

Ninety percent of Florida's population now lives in the metropolitan counties of the state. This compares with 88 percent in 1980, 69 percent in 1970 and 66 percent in 1960 living in metropolitan counties as formerly designated.

Geographic changes in the new rulings are as follows:

Gainesville — Bradford County added to Alachua County

Jacksonville — Baker County deleted, leaving Clay, Duval, Nassau and St. Johns counties

Tallahassee — Wakulla County deleted and Gadsden County added to Leon County

Tampa-St. Petersburg-Clearwater — Hernando County added to Hillsborough, Pasco and Pinellas counties; Clearwater added to title

Name changes resulted in the following revised area titles: Ft. Lauderdale -Hollywood -Pompano Beach; Ft. Myers; Melbourne-Titusville-Palm Bay; Miami-Hialeah; and West Palm Beach-Boca Raton-Delray Beach.

Nine of Florida's nineteen metropolitan areas did not change at all: Bradenton, Daytona Beach, Ft. Walton Beach, Lakeland-Winter Haven, Ocala, Orlando, Panama City, Pensacola and Sarasota.

Maps on page two illustrate the metropolitan areas as they existed before and after revision.

Who makes the changes?

The June announcement of metropolitan-area changes was the final step in a comprehensive year-long review by the Federal Committee on MSAs, which advises the Office of Management and Budget, in the Executive Office of the President. This office, not the Census Bureau, defines and designates MSAs. All metropolitan-area definitions were reconsidered in the course of the revision, which takes place every ten years.

One major revision is a change in terminology. The previous designation "Standard Metropolitan Statisical Area (SMSA)" has been shortened to "Metropolitan Statistical Area (MSA)." In addition, an area of more than one million population that also meets certain other specified requirements is now called a "Consolidated Metropolitan Statistical Area (CMSA)". The CMSA consists of major components called "Primary Metropolitan Statistical Areas (PMSAs)."

What is an MSA?

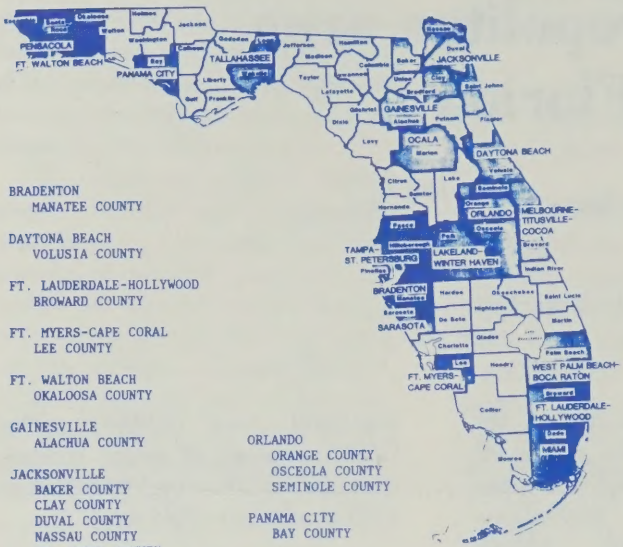
The underlying concept of the MSA definition is that of a geographical area consisting of a large population nucleus together with adjacent communities having a high degree of economic and social integration with that nucleus. Standard metropolitan definitions were first developed and issued about thirty-five years ago to enable all federal statistical agencies to use the same geographic definitions in the study of metropolitan characteristics.

Federal agencies make data for metropolitan areas available on such subjects as population, housing, industry, trade, employment, payrolls, local housing markets and labor markets. State and local governments and private businesses also use these designations to make information available.

Metropolitan statistical areas are defined according to a set of detailed standards prepared by the Federal Committee on MSAs. As revised in 1980, an area qualifies for recognition as an MSA if there is a city of at least 50,000 population, or an urbanized area of at least 50,000 population with a total metropolitan population of at least 100,000. Except in six New England states, MSAs are defined in terms of entire counties. In addition

ECONOMIC LEAFLETS

Counties and metropolitan statistical areas (prior to January, 1983)



BRADENTON
MANATEE COUNTY

DAYTONA BEACH
VOLUSIA COUNTY

FT. LAUDERDALE-HOLLYWOOD
BROWARD COUNTY

FT. MYERS-CAPE CORAL
LEE COUNTY

FT. WALTON BEACH
OKALOOSA COUNTY

GAINESVILLE
ALACHUA COUNTY

JACKSONVILLE
BAKER COUNTY
CLAY COUNTY
DUVAL COUNTY
NASSAU COUNTY
ST. JOHNS COUNTY

LAKELAND-WINTER HAVEN
POLK COUNTY

MELBOURNE-TITUSVILLE-COCOA
BREVARD COUNTY

MIAMI
DADE COUNTY

OCALA
MARION COUNTY

ORLANDO
ORANGE COUNTY
OSCEOLA COUNTY
SEMINOLE COUNTY

PANAMA CITY
BAY COUNTY

PENSACOLA
ESCAMBIA COUNTY
SANTA ROSA COUNTY

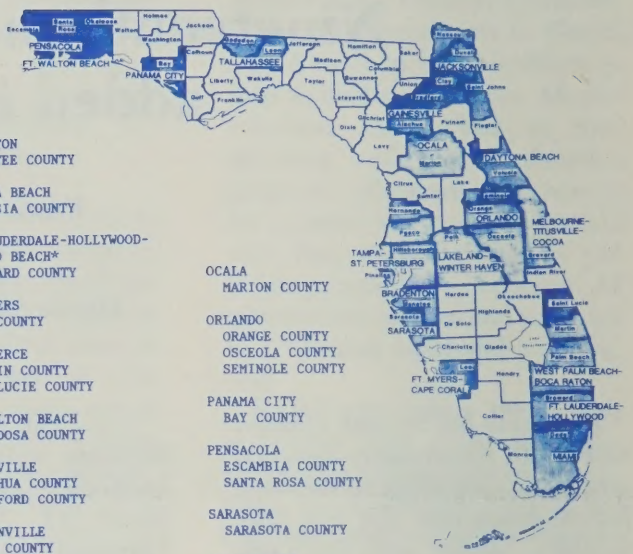
SARASOTA
SARASOTA COUNTY

TALLAHASSEE
LEON COUNTY
WAKULLA COUNTY

TAMPA-ST. PETERSBURG
HILLSBOROUGH COUNTY
PASCO COUNTY
PINELLAS COUNTY

WEST PALM-BOCA RATON
PALM BEACH COUNTY

Counties and metropolitan statistical areas (effective June 30, 1983)



BRADENTON
MANATEE COUNTY

DAYTONA BEACH
VOLUSIA COUNTY

FT. LAUDERDALE-HOLLYWOOD-
POMPANO BEACH*
BROWARD COUNTY

FT. MYERS
LEE COUNTY

FT. PIERCE
MARTIN COUNTY
ST. LUCIE COUNTY

FT. WALTON BEACH
OKALOOSA COUNTY

GAINESVILLE
ALACHUA COUNTY
BRADFORD COUNTY

JACKSONVILLE
CLAY COUNTY
DUVAL COUNTY
NASSAU COUNTY
ST. JOHNS COUNTY

LAKELAND-WINTER HAVEN
POLK COUNTY

MELBOURNE-TITUSVILLE-PALM BAY
BREVARD COUNTY

MIAMI-HIALEAH*
DADE COUNTY

OCALA
MARION COUNTY

ORLANDO
ORANGE COUNTY
OSCEOLA COUNTY
SEMINOLE COUNTY

PANAMA CITY
BAY COUNTY

PENSACOLA
ESCAMBIA COUNTY
SANTA ROSA COUNTY

SARASOTA
SARASOTA COUNTY

TALLAHASSEE
GADSDEN COUNTY
LEON COUNTY

TAMPA-ST. PETERSBURG-CLEARWATER
HERNANDO COUNTY
HILLSBOROUGH COUNTY
PASCO COUNTY
PINELLAS COUNTY

WEST PALM BEACH-BOCA RATON-DELRAY BEACH
PALM BEACH COUNTY

*Ft. Lauderdale-Hollywood-Pompano Beach and Miami-Hialeah are designated as Primary Metropolitan Statistical Areas (PMSAS) and are part of the Miami-Ft. Lauderdale Consolidated Metropolitan Statistical Area (CMSA).

to the county containing the main city, an MSA also includes additional counties having strong economic and social ties to the central county.

Most MSA definitions do not change until after a decennial census. However, supplemental announcements of a few new MSAs may be used in the spring of each year, generally because cities have reached the 50,000 level according to official U.S. Bureau of the Census intercensal population estimates. Because of rapid population growth in Florida during the 1970s, several new SMSAs were designated in the state between the 1970 and 1980 censuses.

Florida's CMSA

One area in Florida is now a Consolidated Metropolitan Statistical Area (CMSA). Ft. Lauderdale-Hollywood-Pompano Beach and Miami-Hialeah, designated as Primary Metropolitan Statistical Areas (PMSAs), are part of the Miami-Ft. Lauderdale CMSA. CMSAs must have more than one million population and meet certain other specified requirements concerning density and economic and social integration.

Metropolitan population in Florida

All the population of an MSA county is referred to by the U.S. Bureau of the Census and by other users of statistics as the "metropolitan population." This designation should not be confused with discussions of the "urban population," which has a different definition.

In Florida 90 percent of the population lives in metropolitan counties, and that metropolitan population increased by 42 percent between 1970 and 1980. The nonmetropolitan population increased by even more — 54 percent. This same pattern has continued into this decade. Between 1980 and 1982, metropolitan population increased by 6 percent, while nonmetropolitan population growth was 8 percent.

Three MSAs have a population of more than one million. Miami-Hialeah is the largest with 1,729,000 persons, followed closely by Tampa-St. Petersburg-Clearwater with 1,698,000 persons. Ft. Lauderdale- Hollywood- Pompano Beach is third with 1,067,000 persons. The smallest MSAs are Panama City with 104,000 persons and Ft. Walton Beach with 117,000.

The fastest-growing MSAs during the 1970s were Ft. Myers, which grew 95 percent between 1970 and 1980, and Ft. Pierce, which grew 92 percent. These MSAs were also the fastest growing between 1980 and 1982, with growth rates of 11 and 14 percent respectively, followed closely by Ocala, which grew by 10 percent between 1980 and 1982. Five MSA component counties more than doubled in population between 1970 and 1980: Martin, Clay, Seminole, Hernando and Pasco counties.

(continued on page 4)

Table 1. — Population: Census counts, April 1, 1960 through 1980, and estimates April 1, 1982, in the state and metropolitan statistical areas (MSAs) of Florida

MSA	1960	1970	1980	1982	PERCENTAGE CHANGE 1970-1980	PERCENTAGE CHANGE 1980-1982
FLORIDA	4,951,560	6,791,418	9,746,424	10,375,332	43.5	6.5
TOTAL MSAS	4,451,980	6,175,111	8,798,903	9,354,591	42.3	6.3
BRADENTON	69,168	97,115	148,445	158,974	52.9	7.1
DAYTONA BEACH	125,319	169,487	258,762	276,813	52.7	7.0
FT. LAUDERDALE-HOLLYWOOD-POMPANO BEACH	333,946	620,100	1,018,257	1,067,044	64.2	4.8
FT. MYERS	54,539	105,216	205,266	227,259	95.1	10.7
FT. PIERCE	56,226	78,871	151,196	172,619	91.7	14.2
MARTIN COUNTY	16,932	28,035	64,014	71,635	128.3	11.9
ST. LUCIE COUNTY	39,294	50,836	87,182	100,984	71.5	15.8
FT. WALTON BEACH	61,175	88,187	109,920	117,177	24.6	6.6
GAINESVILLE	86,520	119,389	171,392	179,937	43.6	5.0
ALACHUA COUNTY	74,074	104,764	151,369	159,248	44.5	5.2
BRADFORD COUNTY	12,446	14,625	20,023	20,689	36.9	3.3
JACKSONVILLE	522,169	612,585	722,252	745,342	17.9	3.2
CLAY COUNTY	19,535	32,059	67,052	72,050	109.2	7.5
DUVAL COUNTY	455,411	528,865	571,003	580,737	8.0	1.7
NASSAU COUNTY	17,189	20,626	32,894	35,458	59.5	7.8
ST. JOHNS COUNTY	30,034	31,035	51,303	57,097	65.3	11.3
LAKELAND-WINTER HAVEN	195,139	228,515	321,652	338,865	40.8	5.4
MELBOURNE-TITUSVILLE-PALM BAY	111,435	230,006	272,959	298,111	18.7	9.2
MIAMI-HIALEAH	935,047	1,267,792	1,625,724	1,729,069	28.2	6.4
OCALA	51,616	69,030	122,488	135,087	77.4	10.3
ORLANDO	337,516	453,270	700,055	749,074	54.4	7.0
ORANGE COUNTY	263,540	344,311	471,016	494,756	36.8	5.0
OSCEOLA COUNTY	19,029	25,267	49,287	59,185	95.1	20.1
SEMINOLE COUNTY	54,947	83,692	179,752	195,133	114.8	8.6
PANAMA CITY	67,131	75,283	97,740	104,477	29.8	6.9
PENSACOLA	203,376	243,075	289,782	304,115	19.2	4.9
ESCAMBIA COUNTY	173,829	205,334	233,794	245,517	13.9	5.0
SANTA ROSA COUNTY	29,547	37,741	55,988	58,598	48.3	4.7
SARASOTA	76,895	120,413	202,251	215,443	68.0	6.5
TALLAHASSEE	116,214	142,231	190,329	198,750	33.8	4.4
GADSDEN COUNTY	41,989	39,184	41,674	42,707	6.4	2.5
LEON COUNTY	74,225	103,047	148,655	156,043	44.3	5.0
TAMPA-ST. PETERSBURG-CLEARWATER	820,443	1,105,553	1,613,621	1,698,495	46.0	5.3
HERNANDO COUNTY	11,205	17,004	44,469	52,973	161.5	19.1
HILLSBOROUGH COUNTY	397,788	490,265	646,960	677,733	32.0	4.8
PASCO COUNTY	36,785	75,955	193,661	211,852	155.0	9.4
PINELLAS COUNTY	374,665	522,329	728,531	755,937	39.5	3.8
WEST PALM BEACH-BOCA RATON-DELRAY BEACH	228,106	348,993	576,812	637,940	65.3	10.6

NOTE: DATA ARE FOR MSAS AS DEFINED JUNE 30, 1983.
SOURCE: UNIVERSITY OF FLORIDA, BUREAU OF ECONOMIC AND BUSINESS RESEARCH, FLORIDA ESTIMATES OF POPULATION, APRIL 1, 1982: STATE, COUNTIES, AND MUNICIPALITIES.

ECONOMIC LEAFLETS

Metropolitan designations in Bureau of the Census publications and releases

The revised designations released in June, 1983, are based on 1980 Census counts and will be used in releases of data from federal agencies in the future. However, because these revisions were not in place when data collected in the 1980 Census of Population and Housing were being tabulated, all Census Bureau releases of 1980 numbers will use the old SMSA designation in place before January, 1983. Whenever county data are available, of course, users may make the necessary computations to bring the data in line with the new designations.

Florida Statistical Abstract

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volume 42, number 9 ▪ september, 1983 ▪ ISSN 0013-0141

Florida's infrastructure: past needs and future requirements

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This article was abstracted from a larger study, "Florida's Infrastructure Needs and Resources: A Preliminary Report," by Neil G. Sipe and Earl M. Starnes, which was sponsored by the U.S. Joint Economic Committee and is one of twenty-one similar studies being undertaken in other states.

The need to evaluate basic infrastructure such as roads, ports, railroads, waste- and water-treatment facilities has become increasingly important in recent years. Many economists and people in business feel that the condition of the nation's infrastructure is so poor and the current fiscal conditions of many local governments so shaky that a major crisis is imminent.

The Reagan Administration has enacted tax and spending cuts to encourage private business investment. However, there have been some unanticipated problems with this plan. Falling revenues, cuts in federal aid, and difficulties in borrowing are making it extremely difficult for state and local governments to provide sound and basic infrastructure.

Their problems are a result of several factors. The first of these is a massive cut in federal aid. Local governments have become increasingly dependent on federal aid over the past four decades. Between 1948 and 1975 federal grants to state and local governments increased by 676 percent or $37 billion. Federal aid to state and local governments comprised only 11.3 percent of total revenues in 1948, but by 1975 this percentage had increased to 23 percent. Between 1975 and 1980 this percentage remained constant although federal aid increased in real terms. However since the end of 1980, federal aid in real terms has declined by $5.4 billion. In all probability this trend will continue over the next several years and result in severe budget cuts at the state and local levels.

A second set of contributing factors to the current predicament is the tax/expenditure limitation movement. Data Resources, Inc., had identified fourteen states which have some form of tax, revenue or expenditure limitation. While the rationale for these limitations varies among the states, the end result is the same — a slowdown in the growth of state and local government revenues, expenditures and employment.

A third factor causing problems for local governments is fluctuating interest rates. Between 1978 and 1981, the interest rate for a AAA-rated municipal bond more than doubled from 5.5 percent to 11.55 percent. Presently, the rate has fallen to 9.7 percent; however, interest rates are once again on the rise.

The Florida context

Discussions of state and local government infrastructure problems are generally focused on the declining areas of the Northeast and Midwest; however, rapidly growing areas of the Sunbelt, including Florida, are faced with problems as well. Florida and its local governments are faced with two difficulties: 1) they have not kept pace with the maintenance of public facilities, particularly highways; and 2) due to rapid population increases over the past two decades, there is a large backlog of needed, new construction.

To put Florida's rapid population growth in perspective, the following points should be noted:

- Between 1970 and 1980, the state's population increased by more than 43 percent.
- Population is growing at an annual rate of 3.0 percent, with most growth attributable to in-migration from other states.
- By 1990, Florida will have more than 12 million residents, ranking it fourth among the states.
- This population increase has been and will continue to be concentrated along the coastal sections and in central Florida.
- It is projected that during the 1980s, Florida will grow at a rate twice that of other Sunbelt states, and more than three times the rate of the United States.

One of the positive aspects of the Florida situation is that the current fiscal capacity is quite good. Consider the following:

- Florida ranked forty-third among all states in fiscal year 1980-81 in the relationship of the state's taxes to personal income.
- Florida ranked thirty-fifth in terms of per capita tax revenues.
- Florida ranked fiftieth among the states in the increase of the state-local tax burdens between 1953 and 1975.

The latest comprehensive work done on the subject was in 1978 by the Florida Advisory Council on Intergovernmental Relations. They made the following conclusion:

ECONOMIC LEAFLETS

Table 1. — State and local government capital expenditures 1975-1981 (in millions of dollars)

	1975	1976	1977	1978	1979	1980	1981
Highways	591.7	500.9	455.5	518.5	648.7	832.0	820.9
Schools	286.5	249.7	280.0	271.4	294.7	325.9	402.5
Water	61.5	116.8	127.7	121.4	109.2	235.9	311.4
Wastewater	134.5	272.9	325.7	220.2	261.2	240.6	257.0
Other	830.0	739.5	829.5	763.1	892.6	1014.0	1336.0
Total	1,904.2	1,879.8	2,018.4	1,894.6	2,206.4	2,648.4	3,127.8
Population (in millions)	8.62	8.74	8.92	9.16	9.45	9.75	10.11

Source: Governmental Finances, 1974/75-1980/81, U.S. Dept. of Commerce.

Table 2. — Per capita state and local government capital expenditures 1975-1981 (in 1972 dollars)

	1975	1976	1977	1978	1979	1980	1981
Highways	54.93	42.35	35.14	36.63	41.61	47.62	41.68
Schools*	26.60	21.11	21.60	19.17	18.90	18.65	20.44
Water	5.71	9.88	9.85	8.58	7.00	13.50	15.81
Wastewater	12.49	23.07	25.13	15.56	16.75	13.77	13.05
Other**	77.06	62.54	64.01	53.92	57.27	58.03	67.84
Total	176.79	158.95	155.73	133.86	141.53	151.57	158.82

*includes primary and secondary schools only
**includes universities, public buildings, other utilities, drainage, public safety, etc.
Source: Governmental Finances, 1974/75-1980/81, U.S. Dept. of Commerce.

In the aggregate, local governments have substantial unused property tax capacity, but it is not evenly distributed among all local governments; with several exceptions, most of Florida's largest municipalities have a substantial degree of unused fiscal capacity.

Thus it appears that most local governments in Florida, unlike those in other states, have the fiscal capacity to construct and maintain some of the backlog of capital facilities. However, there are some caveats.

The first is the voters' reluctance to approve any tax increases. In fact, there is a proposed constitutional amendment similar to California's "proposition 13" that is being placed on the Florida ballot in November, 1984. This amendment proposes a cap on the annual increases of local and state government revenues to two-thirds of the Consumer Price Index, using fiscal year 1980-81 as the base year. The only allowance for population growth in this amendment is for property tax revenues, which in Florida make up only about 40 percent of local government revenue.

The second caveat is the relationship of the capacity to the need. One reason for the great backlog of capital needs is that many local governments in the state felt that if they abstained from providing capital facilities, growth would be diverted elsewhere. As most local governments discovered, this policy was unrealistic and has failed. The research contained in this report may be helpful in assessing the gap between fiscal capacity/resources and infrastructure needs.

Capital spending trends

An examination of past capital spending trends is important when trying to estimate needs and resources for future capital spending. Tables 1 and 2 provide summaries of combined state and local government capital spending from 1975 through 1981.

Table 1 illustrates that in 1981, combined capital spending by state and local governments amounted to nearly $3.128 billion, which compares with $1.904 billion in 1975. In real terms, this means that total capital spending has declined from a high of $176.79 per capita in 1975 to $158.82 in 1981.

Capital spending for highways, schools and other (a miscellaneous category that includes universities, public safety, utilities, drainage and public building) has also declined when compared with 1975. The highway category led the decline, falling from $54.93 per capita in 1975 to $41.68 in 1981. Only two categories, water and wastewater, have increased since 1975. Water spending has increased almost threefold from $5.71 in 1975 to $15.81 in 1981, while wastewater spending increased slightly from $12.49 in 1975 to $13.05 in 1981.

Two other categories, highways and other, accounted for more than two-thirds of the capital expenditures in 1981. Water and wastewater, typically considered large expenditure items, accounted for only 18.2 percent of the total.

When comparing the capital expenditure trends with population, population growth was found to

explain approximately 40 percent of the variation in capital spending. Given the data from 1975 to 1981 indicated in Table 1, it was determined that a 1-percent increase in population resulted in a 0.843-percent increase in combined state/local capital expenditures.

Results

The results of this preliminary analysis are shown in Table 3. The cumulative needs for the eighteen-year period from 1982 to 2000 total $28.033 billion; however, if identified backlog needs are included, the total increases to $33.440 billion. The resources to provide these needs range from $18.123 billion to $20.091 billion, depending on the amount of local effort. The level of unmet needs over the eighteen-year period ranges from $7.942 billion to $9.810 billion.

In other words, 65 percent to 72 percent of the needs can be provided with available resources, and 28 to 35 percent of the needs will be unmet. Furthermore, the capital needs examined here represent only three of a host of capital needs. Not included in this analysis are schools, prisons, public safety facilities, libraries, public buildings, drainage and solid waste disposal facilities. If these items had been included, the level of estimated needs would have been at least 50 percent higher, based on past capital spending trends.

The two most costly items not addressed here were schools and prisons. With Florida's growth rate, keeping pace with school construction is difficult. Research conducted last year indicated that the statewide school needs for the 1980-85 period amounted to $3.936 billion, with 88 percent of this need concentrated in urban areas. On average, capital school requirements for each new student total $2,500.

The other costly capital item is prisons. Many times, state and local governments like to forget about providing prison facilities; however, since much of the prison construction is court-ordered, it takes precedence over other capital needs.

Based upon the results thus far, it appears that the state is in some difficulty. However, the following factors need to be considered.

First, local governments have a substantial degree of unused fiscal capacity.

Second, the availability of accurate data on revenue sources is spotty at best. This study was not able to identify firm sources of funding for many of the capital-need categories, particularly water and wastewater. It is known that water

Table 3. — Summary table: overall needs and resources (in millions of 1982 dollars)

	Backlog	1982-1985	1986-1990	1991-2000	Cumulative 1982-2000[1]
Transportation					
Needs	3,307.2[2]	5,325.1	6,645.6	13,221.5	25,192.2
Resources	NA	3,375.7	4,829.5	9,044.5	17,249.7
Shortfall	3,307.2	1,949.4	1,816.1	4,177.0	7,942.5
Wastewater					
Needs[3]	2,100.0	313.7	396.1	878.0	1,587.8
Resources[4]	NA	172.5-313.7	217.9-396.1	482.9-878.0	873.3-1,587.8
Shortfall	2,100.0	0-41.2	0-178.2	0-395.1	0-614.5
Water					
Needs[5]	NA	225.5	294.6	733.5	1,253.6
Resources[6]	NA	0-225.5	0-294.6	0-733.5	0-1,253.6
Shortfall	NA	0-225.5	0-294.6	0-733.5	0-1,253.6
Total					
Needs	5,407.2	5864.3	7,336.3	14,833.0	28,033.6
Resources	NA	3,548.2-3,914.9	5,047.4-5,520.2	9,527.4-10,656.0	18,123.0-20,091.1
Shortfall	5,407.2	1,949.4-2,216.1	1,816.1-2,288.9	4,177.0-5,305.6	7,942.5-9,810.6

NA Not available.

[1]Does not include backlog.

[2]Backlog needs are only for state/federal roads/bridges.

[3]Wastewater needs assume that 84 percent of the new population will be connected to a wastewater facility and a sewage generation rate of 100 gallons per person per day.

[4]Wastewater revenues assume a one-time household connection charge of $125 for 1982-1985, $435 for 1986-1990, and $514 for 1991-2000.

[5]Water needs assume 88 percent of the population will be connected to a central water system and an average use of 125 gallons per person per day.

[6]Water revenues assume a one-time household connection charge of $654 for 1982-1985, $686 for 1986-1990, and $911 for 1991-2000.

Source: See Tables 3.8, 3.10, 3.11, 4.2, 5.2 of "Florida's Infrastructure Needs and Resources: A Preliminary Analysis," Bureau of Economic and Business Research, University of Florida, September, 1983.

and wastewater projects are becoming increasingly dependent on impact fees and connection charges for capital-construction funding. However, a good estimate of the amount of these funds will not be known unless and until an indepth local government analysis is undertaken.

Third, the needs presented here provide estimates for one level of service. It is possible that the state will not be able to maintain the levels of service that everyone would desire.

Fourth, the current administration in Tallahassee is making efforts to provide funds for the infrastructure needs. During this past legislative session alone, an additional penny was added to the state sales tax, changes were made to the state gas tax, counties were given the authority to add up to four additional cents on the state gas tax and an additional $100 million was provided to help local governments meet their wastewater facility needs. These efforts will help to overcome the impacts of federal cutbacks for transit systems and wastewater treatment facilities. It is unknown how far these efforts will go in providing both past and future capital needs.

Validity of the results

One question that must be raised in conducting an analysis of this type is: "How valid are the results?" It has been acknowledged that many of the need and revenue estimates are suspect, particularly local government needs/resources that are determined through surveys.

One method of checking the results is a comparison with current levels of capital spending by state and local governments. Table 1 indicates that in 1981, total capital spending was $3.127 billion. For the needs addressed by this report (roads, water and wastewater) the level of spending was $1.389 billion. Table 3 indicates an eighteen-year expenditure for highways, water and wastewater of $28.033 billion. In annual terms, this figure results in an annual expenditure of $1.557 billion.

The difference between the actual amount spent in 1981 versus the amount forecast in this study is $168.1 million. However, if the backlog needs are included in the eighteen-year estimate, the difference becomes $468.45 million. Thus it appears that the capital needs presented in this report are fairly accurate, given the constraints involved in their determination.

Recommendations

The most important recommendation that can come from such a study is that this effort be continued. For a state with more than $28 billion in infrastructure needs over the next eighteen years, little study has been done. The assessment of capital needs should be an ongoing effort at both the state and local level. While local governments are required to provide a capital-needs program in their comprehensive plans, the efforts to date have been woefully inadequate. Additionally, some type of statewide panel should be established that would look at alternative means for financing capital needs.

This topic is treated more fully in the current (1983-III) edition of *Business and Economic Dimensions* magazine entitled "Managing the Fiscal Impact of Development." Information about ordering is available from the Bureau of Economic and Business Research, 221 Matherly, University of Florida, Gainesville, FL 32611 (telephone 904/392-0171).

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volume 42, number 8 ▪ august, 1983 ▪ ISSN 0013-0141

Mobility and migration in Florida and the United States: 1975 to 1980

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Americans are movers. Since precolonial times when tribes of hunters wandered throughout the land, through waves of European immigrants sailing into the New World, through the westward push of pioneers across rivers, prairies and mountains and the massive shift of people from farms to cities and towns, America has been characterized by a population on the move. This high rate of mobility continues to the present day, and Florida is one of the states most affected by population movement. This article describes the mobility and migration patterns of Americans from 1975 to 1980, with special emphasis placed on the state of Florida. The data were drawn from the United States Bureau of the Census, *Supplementary Report* PC80-SI-9; March, 1983.

Of the 210 million Americans age five and older in 1980, only 53.6 percent were living in the same house as in 1975. Between 1975 and 1980, 25.1 percent of Americans moved to a different house within the same county, 9.8 percent moved to a different county within the same state, 9.7 percent moved to a different state and 1.9 percent moved from abroad. In Florida, mobility rates were even higher. Of the almost 9.2 million Floridians age five and older in 1980, only 46.2 percent were living in the same house as in 1975. Between 1975 and 1980, 23.7 percent of Floridians moved to a different house within the same county, 7.8 percent moved to a different county within Florida, 19.6 percent moved to Florida from a different state and 2.6 percent moved to Florida from abroad. The numbers for Florida and the other states are shown in Table 1.

Net migration is the difference between the number of people moving into a state and the number moving out. Table 2 shows the number of inmigrants, outmigrants and net migration between 1975 and 1980 for each state. (This table covers only migration from one state to another; it does not include migration to or from other countries.) Florida had more than 1.8 million inmigrants between 1975 and 1980, more than any other state except California. Texas ranked third with 1.4 million and no other state had more than 700,000. Florida also had almost a million outmigrants between 1975 and 1980, more than any other state except California (1.8 million), New York (1.7 million) and Illinois (1.1 million).

In terms of net migration, Florida is clearly "number one." Net migration into Florida between 1975 and 1980 was 823,000, compared to 574,000 into Texas, 280,000 into Washington and 246,000 into Arizona. No other state had net migration gains of more than 170,000. New York was the largest loser in terms of net migration, as almost 1.1 million more people moved out of the state than moved in between 1975 and 1980. Other large net migration losses occurred in Illinois (453,000), Ohio (361,000), Pennsylvania (264,000) and Michigan (247,000). Although there were some exceptions, the general regional pattern for net migration between 1975 and 1980 was gains for the southern and western states and losses for the northern and eastern states.

Florida is obviously a major destination of interstate movers within the United States. Where are all these migrants coming from? Table 3 shows the top twenty states of origin of Florida inmigrants between 1975 and 1980. New York was by far the major state of origin, with more than 364,000 persons. Ohio, New Jersey, Pennsylvania and Illinois also sent more than 100,000 persons each. All the top six states are in the northeast or north central regions of the country. Georgia was the main source of Florida inmigrants among southern states, with more than 75,000 between 1975 and 1980.

ECONOMIC LEAFLETS

Table 1. - Mobility status, 1975-1980

State of residence in 1980	Total population 5 years old and over in 1980	Residence in 1975					
		Same house	Different House in United States				Abroad in 1975
			Total	Different County			
				Same county	Same state	Different state	
United States	210,323,291	112,695,416	93,696,039	52,749,574	20,588,011	20,358,454	3,931,836
New England:							
Maine	1,047,354	595,492	442,499	251,410	78,419	112,670	9,363
New Hampshire	857,350	442,556	406,914	195,064	53,217	158,633	7,880
Vermont	475,629	258,894	212,550	113,580	30,915	68,055	4,185
Massachusetts	5,398,018	3,293,100	2,010,143	1,224,445	410,085	375,613	94,775
Rhode Island	890,690	538,448	335,254	213,152	44,195	77,907	16,988
Connecticut	2,924,948	1,725,024	1,145,559	714,062	160,649	270,848	54,365
Middle Atlantic:							
New York	16,431,509	10,106,851	5,876,124	3,721,716	1,530,330	624,078	448,534
New Jersey	6,904,154	4,248,897	2,513,286	1,383,668	590,529	539,089	141,971
Pennsylvania	11,122,044	7,226,523	3,809,141	2,450,274	785,275	573,592	86,380
East North Central:							
Ohio	10,014,898	5,676,128	4,271,791	2,799,085	902,591	570,115	66,979
Indiana	5,073,643	2,778,033	2,263,958	1,394,380	485,371	384,207	31,652
Illinois	10,592,665	5,882,673	4,522,500	3,024,074	856,037	642,389	187,492
Michigan	8,581,675	4,843,840	3,660,004	2,249,994	969,797	440,213	77,831
Wisconsin	4,359,624	2,451,424	1,878,799	1,111,150	477,629	290,020	29,401
West North Central:							
Minnesota	3,769,625	2,095,209	1,637,797	861,138	501,718	274,941	36,619
Iowa	2,693,277	1,496,330	1,178,579	672,142	293,411	213,026	18,368
Missouri	4,564,359	2,465,821	2,065,386	1,099,467	536,918	429,001	33,152
North Dakota	598,235	309,178	282,682	138,229	68,465	75,988	6,375
South Dakota	632,547	334,425	293,713	146,748	76,461	70,504	4,409
Nebraska	1,448,408	768,775	664,691	353,261	158,910	152,520	14,942
Kansas	2,183,703	1,095,859	1,057,361	547,980	233,896	275,485	30,483
South Atlantic:							
Delaware	554,578	316,345	230,898	145,920	11,139	73,839	7,335
Maryland	3,946,714	2,190,917	1,682,093	865,128	405,249	411,716	73,704
District of Columbia	603,154	351,301	234,776	136,639	---	98,137	17,044
Virginia	4,991,173	2,543,347	2,337,332	893,658	748,794	694,880	110,494
West Virginia	1,805,626	1,100,014	697,537	422,895	118,777	155,865	8,075
North Carolina	5,478,334	3,119,805	2,314,620	1,287,207	489,013	538,400	43,909
South Carolina	2,884,195	1,659,682	1,197,461	643,566	222,208	331,687	27,052
Georgia	5,051,625	2,650,282	2,346,741	1,150,143	615,045	581,553	54,602
Florida	9,182,756	4,242,375	4,701,550	2,179,606	720,582	1,801,362	238,831
East South Central:							
Kentucky	3,378,856	1,839,103	1,514,517	920,032	291,658	302,827	25,236
Tennessee	4,268,820	2,315,620	1,923,806	1,158,792	314,156	450,858	29,394
Alabama	3,600,840	2,074,115	1,498,019	910,418	267,647	319,954	28,706
Mississippi	2,307,316	1,362,335	929,809	518,947	197,665	213,197	15,172
West South Central:							
Arkansas	2,112,556	1,122,217	976,826	523,136	191,476	262,214	13,513
Louisiana	3,846,997	2,192,904	1,610,341	933,669	352,006	324,666	43,752
Oklahoma	2,792,828	1,330,387	1,421,597	696,008	342,868	382,721	40,844
Texas	13,073,683	6,180,222	6,550,918	3,427,019	1,687,662	1,436,237	342,543
Mountain:							
Montana	722,221	341,687	373,885	176,978	88,593	108,314	6,649
Idaho	851,785	378,440	461,807	210,270	81,319	170,218	11,538
Wyoming	424,807	163,086	256,642	100,105	36,376	120,161	5,079
Colorado	2,676,133	1,065,700	1,555,113	607,818	395,956	551,339	55,320
New Mexico	1,188,326	597,896	568,523	275,511	86,064	206,948	21,907
Arizona	2,506,251	1,051,122	1,403,434	680,425	124,641	598,368	51,695
Utah	1,271,980	582,263	663,807	353,583	107,162	203,062	25,910
Nevada	744,682	258,856	465,356	203,898	26,852	234,606	20,470
Pacific:							
Washington	3,825,134	1,669,915	2,067,306	1,059,473	386,732	621,101	87,913
Oregon	2,436,803	1,009,415	1,387,011	648,760	325,699	412,552	40,377
California	21,979,861	9,797,761	11,160,397	6,631,480	2,651,628	1,877,289	1,021,703
Alaska	362,846	116,815	237,394	100,076	31,748	105,570	8,637
Hawaii	888,056	438,009	397,792	223,395	24,478	149,919	52,255

Source: Bureau of the Census, *Supplementary Report* - PC80-S1-9; March, 1983

Table 2. - In and out migration within the United States, 1975-1980

State	In-migrants	Out-migrants	Net migration	State	In-migrants	Out-migrants	Net migration
New England:				South Atlantic: (continued)			
Maine	112,670	106,420	6,250	North Carolina	538,400	451,156	87,244
New Hampshire	158,633	113,868	44,765	South Carolina	331,687	265,013	66,674
Vermont	68,055	60,596	7,459	Georgia	581,553	450,430	131,123
Massachusetts	375,613	542,597	-166,984	Florida	1,801,362	978,135	823,227
Rhode Island	77,907	92,955	-15,048	East South Central:			
Connecticut	270,848	345,300	-74,452	Kentucky	302,827	279,889	22,938
Middle Atlantic:				Tennessee	450,858	347,872	102,986
New York	624,078	1,721,275	-1,097,197	Alabama	319,954	272,714	47,240
New Jersey	539,089	764,394	-225,305	Mississippi	213,197	215,407	-2,210
Pennsylvania	573,592	837,775	-264,183	West South Central:			
East North Central:				Arkansas	262,214	206,074	56,140
Ohio	570,115	931,195	-361,080	Louisiana	324,666	278,116	46,550
Indiana	384,207	467,014	-82,807	Oklahoma	382,721	265,903	116,818
Illinois	642,389	1,095,726	-453,337	Texas	1,436,237	862,230	574,007
Michigan	440,213	687,167	-246,954	Mountain:			
Wisconsin	290,020	327,998	-37,978	Montana	108,314	106,796	1,518
West North Central:				Idaho	170,218	125,840	44,378
Minnesota	274,941	318,299	-43,358	Wyoming	120,161	72,803	47,358
Iowa	213,026	272,704	-59,678	Colorado	551,339	422,654	128,685
Missouri	429,001	452,378	-23,377	New Mexico	206,948	176,868	30,080
North Dakota	75,988	86,699	-10,711	Arizona	598,368	352,680	245,688
South Dakota	70,504	90,019	-19,515	Utah	203,062	136,664	66,398
Nebraska	152,520	180,993	-28,473	Nevada	234,606	121,917	112,689
Kansas	275,485	288,142	-12,657	Pacific:			
South Atlantic:				Washington	621,101	340,684	280,417
Delaware	73,839	83,060	-9,221	Oregon	412,552	245,696	166,856
Maryland	411,716	486,469	-74,753	California	1,877,289	1,782,831	94,458
District of Columbia	98,137	170,630	-72,493	Alaska	105,570	121,650	-16,080
Virginia	694,880	630,442	64,438	Hawaii	149,919	173,741	-23,822
West Virginia	155,865	150,576	5,289				

Source: Bureau of the Census, *Supplementary Report* - PC80-S1-9; March, 1983

Table 3. - State of origin of Florida inmigrants, 1975-1980: the top twenty

Rank	State	Number of migrants to Florida	Rank	State	Number of migrants to Florida
1	New York	364,450	11	Indiana	53,546
2	Ohio	135,219	12	Maryland	52,902
3	New Jersey	134,150	13	Connecticut	49,029
4	Pennsylvania	104,710	14	North Carolina	45,599
5	Illinois	102,192	15	Texas	39,690
6	Michigan	95,246	16	Alabama	34,047
7	Georgia	75,596	17	Tennessee	30,127
8	Massachusetts	63,383	18	Kentucky	25,274
9	California	60,531	19	Wisconsin	24,275
10	Virginia	57,794	20	South Carolina	23,758

Source: Bureau of the Census, *Supplementary Report* - PC80-S1-9; March, 1983

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volume 42, number 7 ■ july, 1983 ■ ISSN 0013-0141

ECONOMIC LEAFLETS

Florida Consumer Attitude Survey shows growing optimism

Hank Fishkind and Julie Shih

Bureau of Economic and Business Research
University of Florida

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This issue of *Leaflets* introduces the Bureau's Florida Consumer Attitude Survey (FCAS). The monthly survey assesses how Floridians feel about the economy, their financial situation and the future. This information is critical to improving our understanding of consumer behavior in Florida.

Traditionally, economists have explained consumer spending by examining the trends in disposable (or spendable) income, wealth, interest rates and prices. Clearly, income, wealth, interest rates and prices have direct effects on consumer spending; however, other factors are also significant.

More than thirty years ago George Katona noted that the psychological antecedents of economic behavior which determine the motives, attitudes and expectations of consumers are also important determinants of spending.[1] Furthermore, these psychological factors are of particular importance for forecasting.

Unfortunately, it is difficult to measure consumer motives, attitudes or expectations. Data on these psychological factors are not generated on a routine basis as are the data on income, wealth, interest rates and prices. Thus, special survey programs must be established to generate the psychological information.

Two such programs operate at the national level. The University of Michigan Survey Research Center conducts a consumer attitude survey and the Conference Board measures consumer attitudes and buying plans.

The surveys developed by the Survey Research Center and by the Conference Board are valuable aids for forecasting at the national level. However, neither of these surveys is optimal for Florida because of the state's unique demographic mix and the unusual composition of the state's economy. Thus, a Florida-specific consumer attitude survey can help fill this void.

To assess the attitudes and expectations of Florida consumers, the University of Florida's Bureau of Economic and Business Research launched the Florida Consumer Attitude Survey (FCAS). FCAS is patterned after the Survey Research Center's national assessment of consumer attitudes. FCAS generates data on the attitudes, expectations and financial situation of Florida consumers. In addition, FCAS also provides demographic information. Finally, FCAS examines how Floridians feel about important public policy issues ranging from fiscal and monetary policy to proposals to limit state taxes and growth.

Methodology

The Florida Consumer Attitude Survey is conducted in the second and third weeks of each month except April, August and December. The survey is administered over the telephone by a group of trained student interviewers who place calls between 6:00 p.m. and 9:00 p.m. on weekdays. Only adults are interviewed.

[1]George Katona, *Psychological Analysis of Economic Behavior* (New York: McGraw Hill, 1951).

To select a representative sample of Floridians, the FCAS uses the random digit dialing (RDD) approach. RDD utilizes a computer program to generate a sample of telephone numbers. The RDD process is an exacting one which allows all working, household telephone numbers to have an equal probability of being selected. Importantly, both listed and unlisted phone numbers are included in the sample. Since approximately 25 percent of all telephone numbers in the U.S. are not listed in the phone book, the RDD approach allows excellent coverage.

While the RDD approach is the best method for identifying a representative sample for the FCAS, it does suffer from three limitations. First, approximately 10 percent of all Floridians do not have telephones, so they are excluded from the survey. Second, since the actual telephone numbers used in the survey were generated by an RDD computer program, many of the numbers are nonworking. Third, many people do not wish to participate in the FCAS. These nonrespondents are a potential source of bias.

The monthly sample size is designed at 500. However, the actual number of completed surveys has varied between 360 and 545. Even so, the variations in FCAS results are tolerable, and the sampling error is on the order of 3 percent.

Results

Table 1 presents the results of the FCAS from January through July, 1983. These data show a striking improvement in the attitudes and expectations of Florida consumers.

For example, in January 64 percent of the sample reported that their financial position was the same or better than a year ago but by July, 77 percent found their financial positions the same or better. Consumers' expectations about their future financial position also improved between January and July of 1983. Thirty-six percent of the January sample expected to be better off financially in a year's time compared to 46 percent of the July respondents. Furthermore, the proportion of families expecting their incomes to grow

Table 1 — Florida's consumers' attitudes: January, 1983, to July, 1983

	Jan.	Feb.	Mar.	May	June	July
Current personal financial condition compared to a year ago						
Better now	18.9	23.7	24.2	28.1	25.0	28.6
Same	44.2	47.5	45.2	47.7	52.3	48.2
More	35.6	27.8	29.9	23.4	22.2	23.0
Don't know	1.4	1.0	0.6	0.8	0.6	0.2
Expected change in personal financial condition a year from now						
Better off	36.1	39.1	42.0	41.9	39.6	45.7
Same	39.9	32.9	38.3	38.5	40.4	34.6
Will be worse off	21.1	18.5	12.2	11.0	11.0	12.6
Don't know	2.9	9.5	7.5	8.6	9.0	7.1
Income or price up more during the last year						
Income up more than prices	14.3	16.2	14.5	15.8	13.6	13.9
Same	26.6	31.8	29.5	31.3	33.0	32.2
Income up less than prices	55.5	49.3	51.9	47.5	49.4	50.5
Don't know	3.6	2.8	4.1	5.4	4.0	3.4
Expected income or price up more next year						
Income up more than prices	18.2	28.1	24.0	23.4	18.2	21.8
Same	27.2	25.9	30.1	30.5	33.5	29.5
Income up less than prices	40.6	32.1	32.2	28.3	34.9	32.7
Don's know	14.0	13.9	13.6	17.8	13.4	15.8
Current business conditions in Florida compared to a year ago						
Better now	15.2	26.7	36.7	43.5	40.0	42.7
Same	25.8	25.5	25.9	23.6	24.5	26.7
Worse now	48.9	37.4	28.9	22.8	22.7	22.8
Don't know	10.1	10.3	8.6	10.0	12.9	7.7
Expected business conditions in Florida the next year						
Better	41.0	53.3	58.5	55.5	48.0	55.7
Same	20.8	18.2	13.6	14.4	21.7	16.2
Worse	20.5	13.1	11.8	12.0	8.8	10.0
Don't know	17.7	15.4	16.1	18.2	21.5	18.1

Table 1 — Florida's consumers' attitudes: January, 1983, to July, 1983, continued

	Jan.	Feb.	Mar.	May	June	July
Is now a good time to buy major household items						
Good time	37.6	42.1	44.9	46.1	50.5	52.1
Uncertain	15.7	11.6	14.5	15.6	16.8	17.9
Bad time	38.2	40.1	33.6	31.3	24.5	24.3
Don't know	8.4	6.2	7.0	7.0	8.3	5.7
Is now a good time to buy a house						
Good time	42.4	45.4	48.5	56.7	57.6	54.9
Uncertain, depends	12.4	8.6	7.6	12.0	9.9	8.7
Bad time	40.4	41.8	40.5	28.5	26.9	31.5
Don't know	4.8	4.2	3.5	2.8	5.5	4.9
Is now a good time to buy a car						
Good time	39.9	43.5	48.0	46.2	47.9	51.1
Uncertain	15.7	11.8	12.1	14.1	14.7	13.0
Bad time	35.4	36.1	33.6	30.9	29.5	26.0
Don't know	9.0	8.6	6.4	8.8	8.0	9.8
Expected trends in interest rates for next twelve months						
Go up	24.1	23.3	22.9	30.4	38.8	49.7
Same	24.9	23.3	25.9	25.8	22.1	24.0
Go down	42.6	44.9	41.0	34.4	28.5	18.3
Don't know	8.4	8.5	10.2	9.4	10.7	7.9
Expected trends in number of people unemployed during the coming twelve months						
Less	24.9	40.1	41.8	42.4	37.5	39.8
Same	26.6	28.4	27.3	29.4	34.2	34.2
More	43.7	27.0	26.9	23.6	21.5	21.1
Don't know	4.8	4.6	3.9	4.6	6.8	4.9
Unemployment or inflation more serious						
Unemployment	66.3	61.3	54.7	50.4	51.4	48.9
Both equal	14.0	11.6	15.0	18.9	16.2	17.2
Inflation	17.4	23.0	27.0	27.5	27.4	30.0
Don't know	2.2	4.2	3.3	3.2	5.0	4.0

at least as fast as prices rose from 45 percent in January to 51 percent in July.

Floridians are particularly optimistic over the prospects for Florida's economy. In January 41 percent said business conditions in Florida were the same or better than a year ago, but by July 69 percent reported better conditions than a year ago, and 71 percent expect even better conditions over the next twelve months.

This optimism concerning the general status of the economy is being translated into improved consumer attitudes with respect to major purchases. For example, in January 38 percent of the sample thought it was a good time to buy major household items, but by July the proportion had risen to 52.1 percent. Forty-two percent of the January respondents thought it was a good time to buy a house compared to 55 percent in July, and the proportion of Floridians who thought it was a good time to buy a car rose from 40 percent to 51 percent.

Floridians' outlooks concerning interest rates, inflation rates and the number of people unemployed have changed in the past seven months. While the pressures of unemployment have gradually eased, Floridians' concerns about higher interest rates and inflation rates have increased. For instance, in January 24 percent of the sample expected interest rates to go up in the next twelve months, but by July the proportion had risen to almost 50 percent. In contrast, the proportion of families expecting increases in the number of people unemployed during the coming twelve months decreased from 43 percent in January to 21 percent in July.

Our survey identified important differences among various groups concerning their attitudes and expectations. In general, men are doing better financially than women; college-educated Floridians are much better off than those with less education; and younger Floridians are better off than older age groups. However, more than 60 percent of Florida's senior citizens say their financial conditions did not change over the last year, and they expect continued financial stability over the upcoming twelve months.

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volume 42, number 6 ▪ june, 1983 ▪ ISSN 0013-0141

Florida personal income growth slows, but still outpaces the nation's

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Florida's total personal income increased less in 1981 than in the three previous years, but its growth rate of 14.7 percent still outpaced the national rate of 11.7 percent and brought Floridians' income to more than $103.5 billion.

Counties where income grew faster than it did in the state were led by Citrus, with 21-percent growth. Other high income growth rates for the year (17 percent or more) were recorded in Indian River, Union, Charlotte, Putnam, Hernando, Collier, Martin, Taylor, Walton and Pasco counties.

These latest 1981 figures on personal income for the nation, states and counties were recently released by the U.S. Bureau of Economic Analysis.

Per capita income

Florida's southern coastal counties again lead the state in per capita personal income along with Orange County (Orlando), the only inland area in the state's top ten.

Per capita income leaders are Palm Beach, $13,337 (131.2 percent of the state per capita income figure); Sarasota, $12, 709 (125.0 percent); Broward, $12,330 (121.3 percent); Collier, $12,058 (118.6 percent); Indian River, $11,466 (112.8 percent); Martin, $11,224 (110.4 percent); Pinellas, $11,155 (109.7 percent; Dade, $11,047 (108.7 percent); Orange $10,742 (105.7 percent); Manatee, $10,052 (98.9 percent). In a close eleventh place is another southwest coastal county, Lee, where the $10,000 per capita income is 98.4 percent of the state's $10,165.

At the bottom of the list is Union County, where 1981 per capita income of $4,831 is only 47.5 percent of the state figure. Others, in ascending order from the bottom, are Glades, Liberty, Franklin, Calhoun, Wakulla, Dixie, Lafayette, Bradford and Holmes. All except Glades are in the panhandle or northern fourth of the state.

Figure 1 shows the ten highest and ten lowest counties in per capita income.

Metropolitan areas

The majority of Florida's eighteen metropolitan areas rank in the lower half of the per capita personal income scale for 1981 when compared with all other such areas in the U.S. In the list of 305 metropolitan areas (many of which include more than one county), Florida's rankings are as follows:

West Palm Beach-Boca Raton	9
Sarasota	16
Fort Lauderdale-Hollywood	25
Miami	70
Bradenton	141
Fort Myers-Cape Coral	147
Tampa-St. Petersburg	151
Melbourne-Titusville-Cocoa	153
Orlando	171
Jacksonville	203
Daytona Beach	224
Lakeland-Winter Haven	239
Fort Walton Beach	250
Tallahassee	258
Pensacola	261
Panama City	265
Ocala	288
Gainesville	292

Average earnings per job

A measure of earned income — average earnings per job — shows three Florida coastal counties with earnings higher than the national average of $16,295. These are Brevard with $16,662; Dade with $16,558; and Nassau with $16,445; All other counties in Florida are below the U.S. average in earnings per job, but others in the state's top ten after Brevard, Dade and Nassau are Hamilton ($15,951), Duval

ECONOMIC LEAFLETS

($15,938), Gulf ($15,662), Orange ($15,345), Broward ($15,191), Hillsborough ($15,129) and Taylor ($15,077). Following closely are Escambia ($15,048) and Palm Beach ($15,045).

The lowest counties in this category are Lafayette, with average earnings per job of $8,170 in 1981; Holmes, $9,119; Walton, $9,512; Suwannee, $9,648; Madison, $9,713; Franklin, $9,840; Washington, $9,891; and Jackson, $9,916.

Income by employment sector

Most of the counties with high average earnings per job have substantial manufacturing employment, which tends to have higher wages than other job sectors. More than 70 percent of Hamilton County's personal income is from manufacturing. Gulf's proportion is 51.6 percent and Taylor's, 45.9 percent. They are the top manufacturing counties (by percentage of total personal income) in the state along with Nassau (42.1 percent) and Liberty (41.7 percent). Glades County, with only 0.4 percent of its 1981 income from manufacturing, is lowest.

Other income sectors with their leading and lowest counties include construction, where Martin County leads with 19.6 percent of its total income, followed by Taylor (17.4 percent), Collier (16.9 percent), St. Lucie (16.8 percent), and Citrus (16.7 percent). Union County is low with only 1.5 percent of its income provided by construction. Figures for this sector are not made public for Flagler, Hardee and Highlands counties.

In transportation and public utilities income, Sumter County leads with 16.1 percent of its total derived from this sector. Next are Dade and Gulf (both 14.9 percent), Columbia (13.3 percent) and Washington (11.9 percent). Lafayette County (1.1 percent) is lowest. Charlotte, Citrus and Walton figures are not reported for this sector.

Clay County leads in retail trade, with 19.4 percent of its income derived from this sector. Others with high percentages are Monroe (18.5 percent), Sarasota (18.2 percent), Okeechobee (17.8 percent) and Pasco (17.5 percent). Union County's 3.3 percent is the low for the state.

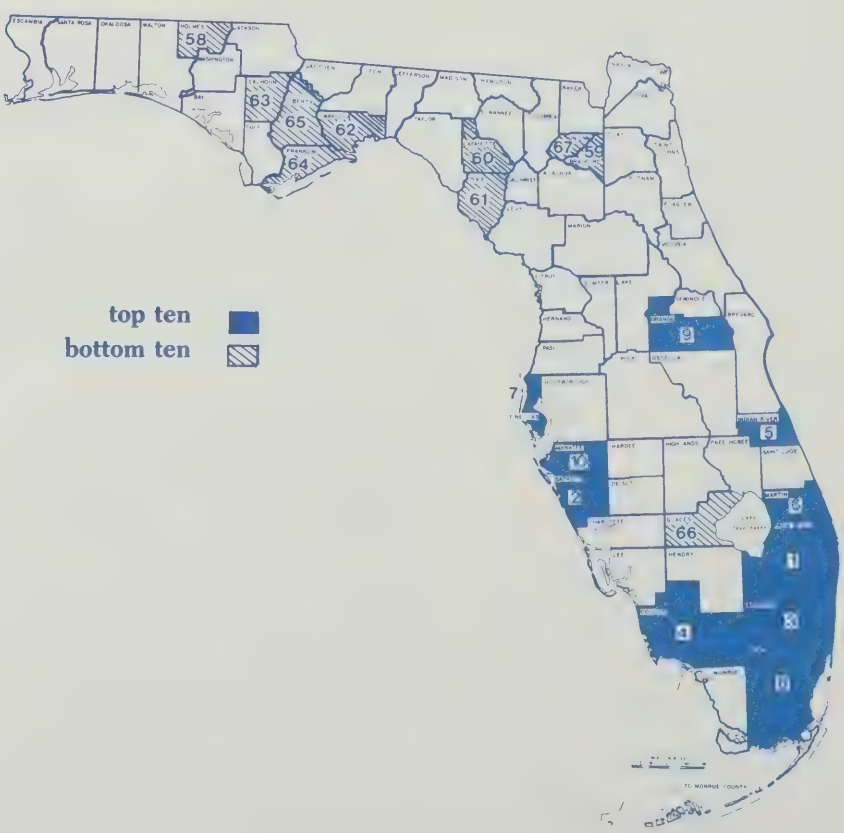
In finance, insurance and real estate, Charlotte County leads with a proportion of 15.8 percent, followed by Duval (10.4 percent), Collier (9.9 percent), Lee (9.6 percent) and Broward (9.2 percent). Glades and Hamilton counties are low with only 1.1 percent of their income derived from this sector. Flagler and Okeechobee figures are not reported.

Osceola County leads in services income, with 31.1 percent of its total coming from this sector, followed by St. Johns (29.0 percent), Charlotte (28.7 percent), Sarasota (27.8 percent), Collier and Pinellas (both 27.2 percent). The lowest percentage of income from services is Hamilton County's 3.9 percent. Services figures for Citrus, Gilchrist and Glades counties are not reported.

Government employment provides the largest share of income in Union County (56.9 percent), Baker (54.1 percent), Okaloosa (53.4 percent), Leon (44.3 percent) and Bradford (43.1 percent). Martin County's 8.0 percent is the lowest in the state.

Table 1 on page 3 shows total and per capita incomes for 1980 and 1981 and the breakdown for 1981 by eight different sectors for Florida and all its 67 counties. Figure 2 compares sources of income by sector for Florida and the U.S.

Figure 1. — Florida counties ranked in the top ten and bottom ten in per capita personal income, 1981



Transfer payments

Income assistance, unemployment and retirement income are the major components of transfer payments (defined as income received by individuals for which no current services are rendered).

Table 1. — Total and per capita personal income, 1980 and 1981, for Florida and its counties; proportion of earnings from selected sectors, 1981

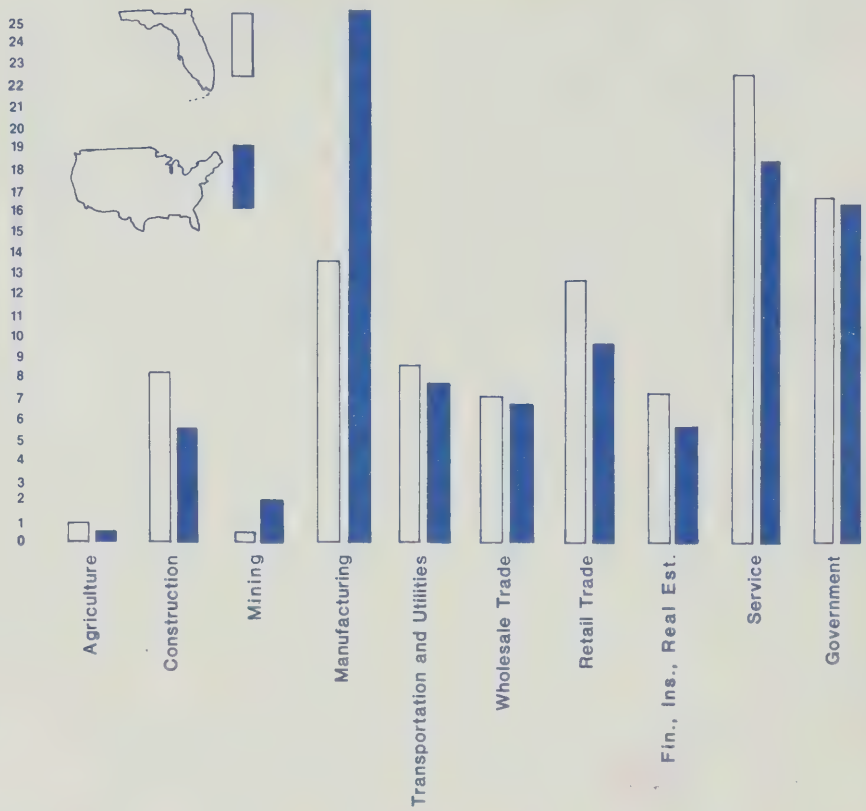
County	TOTAL PERSONAL INCOME AMOUNT (MILLIONS OF DOLLARS) 1980	1981	PER-CENTAGE CHANGE 1980-81	PER CAPITA PERSONAL INCOME 1980 AMOUNT (DOLLARS)	1980 PERCENTAGE OF STATE PER CAPITA	1981 AMOUNT (DOLLARS)	1981 PERCENTAGE OF STATE PER CAPITA	PROPORTION OF 1981 TOTAL EARNINGS FROM SELECTED SECTORS BY PLACE OF WORK (PERCENTAGE) AGRIC., FOR., FISH.	CONST.	MFG.	TRANSP. & PUB. UTIL.	RETAIL TRADE	FINANCE, INS., & R.E.	SERVICES	GOVERN-MENT
FLORIDA	90,269	103,502	14.7	9,142	100.0	10,165	100.0	1.0	8.2	13.7	8.7	12.8	7.2	22.4	16.8
ALACHUA	1,073	1,215	13.2	7,056	77.2	7,737	76.1	(D)	5.3	8.0	3.9	11.6	4.8	22.6	38.6
BAKER	81	91	12.3	5,249	57.4	5,694	56.0	1.1	4.6	6.2	7.7	9.4	2.5	5.0	54.1
BAY	726	832	14.6	7,421	81.2	8,297	81.6	(D)	6.3	12.4	7.5	13.2	4.2	16.1	34.0
BRADFORD	98	113	15.3	4,882	53.4	5,486	54.0	(D)	4.5	10.0	5.4	17.3	3.0	10.8	43.1
BREVARD	2,494	2,879	15.4	9,061	99.1	9,948	97.9	0.4	6.2	28.4	5.9	9.8	3.3	24.1	18.9
BROWARD	11,266	13,028	15.6	11,020	120.5	12,330	121.3	0.3	10.3	12.6	7.0	15.6	9.2	25.4	12.3
CALHOUN	47	53	12.8	5,083	55.6	5,323	52.4	2.7	5.5	27.9	6.3	12.2	2.4	10.7	21.0
CHARLOTTE	524	621	18.5	8,722	95.4	9,674	95.2	1.6	15.1	2.3	(D)	15.4	15.8	28.7	11.8
CITRUS	353	427	21.0	6,368	69.7	7,230	71.1	0.6	16.7	4.2	(D)	15.5	4.7	(D)	15.2
CLAY	507	588	16.0	7,480	81.8	8,106	79.7	(D)	6.8	9.5	9.3	19.4	4.1	21.4	16.9
COLLIER	934	1,099	17.7	10,711	117.2	12,058	118.6	3.0	16.9	3.7	4.5	16.5	9.9	27.2	10.4
COLUMBIA	231	258	11.7	6,496	71.1	7,115	70.0	0.6	4.2	11.1	13.3	13.3	2.5	14.8	29.5
DADE	16,642	18,841	13.2	9,754	106.7	11,047	108.7	(D)	6.4	11.2	14.9	11.7	7.6	24.9	12.5
DE SOTO	130	141	8.5	6,791	74.3	6,814	67.0	10.0	2.2	5.8	3.2	10.8	6.5	9.6	33.3
DIXIE	37	42	13.5	4,747	51.9	5,360	52.7	(D)	8.6	29.0	3.2	12.7	2.3	6.6	32.6
DUVAL	5,238	5,847	11.6	9,181	100.4	9,927	97.7	(D)	5.9	11.7	10.8	10.2	10.4	18.1	22.6
ESCAMBIA	1,802	2,055	14.0	7,728	84.5	8,555	84.2	0.2	8.7	15.0	5.9	10.2	3.5	16.4	35.2
FLAGLER	84	97	15.5	7,537	82.4	8,117	79.9	2.1	(D)	11.6	6.6	11.4	(D)	17.4	13.8
FRANKLIN	37	42	13.5	4,792	52.4	5,228	51.4	4.4	3.2	4.6	4.9	17.1	6.1	16.0	32.9
GADSDEN	206	236	14.6	4,947	54.1	5,595	55.0	(D)	3.8	13.3	4.3	9.1	2.9	7.7	39.1
GILCHRIST	37	42	13.5	6,398	70.0	6,904	67.9	1.3	3.1	2.6	5.7	9.2	2.2	(D)	40.0
GLADES	26	29	11.5	4,359	47.7	4,940	48.6	5.4	2.8	0.4	9.0	6.4	1.1	(D)	23.6
GULF	69	76	10.1	6,444	70.5	6,973	68.6	1.8	2.3	51.6	14.9	5.4	2.2	5.8	12.6
HAMILTON	52	58	11.5	5,949	65.1	6,406	63.0	(D)	2.0	70.1	1.8	5.4	1.1	3.9	10.0
HARDEE	140	147	5.0	7,309	79.9	7,309	71.9	(D)	(D)	5.7	3.3	9.8	3.3	8.3	14.7
HENDRY	165	184	11.5	8,790	96.1	9,463	93.1	9.8	3.2	13.3	2.2	8.3	3.4	7.3	14.4
HERNANDO	304	358	17.8	6,693	73.2	7,212	70.9	(D)	9.3	9.2	7.6	14.7	5.4	14.3	21.3
HIGHLANDS	362	409	13.0	7,544	82.5	8,129	80.0	(D)	(D)	5.3	6.1	13.9	6.0	16.9	19.8
HILLSBOROUGH	5,505	6,277	14.0	8,470	92.6	9,398	92.5	(D)	7.5	14.0	10.1	11.9	7.1	19.9	15.6
HOLMES	73	80	9.6	4,960	54.3	5,551	54.6	0.3	3.9	20.5	4.1	11.1	2.6	10.0	24.9
INDIAN RIVER	612	727	18.8	10,096	110.4	11,466	112.8	5.0	11.9	16.1	3.6	15.2	7.6	18.8	14.1
JACKSON	223	251	12.6	5,731	62.7	6,371	62.7	0.9	3.9	13.9	5.6	13.7	4.4	8.6	35.4
JEFFERSON	61	65	6.6	5,682	62.2	6,147	60.5	1.4	5.2	10.7	9.0	10.3	2.7	12.8	18.8
LAFAYETTE	19	22	15.8	4,600	50.3	5,392	53.0	4.8	6.0	2.1	1.1	9.6	1.5	4.8	25.1
LAKE	899	1,018	13.2	8,524	93.2	9,176	90.3	8.4	6.4	10.0	6.6	13.5	4.4	16.2	14.3
LEE	1,922	2,243	16.7	9,252	101.2	10,000	98.4	1.4	14.5	5.6	7.6	16.9	9.6	22.5	13.8
LEON	1,203	1,367	13.6	8,049	88.0	8,783	86.4	0.2	5.1	3.5	5.0	10.5	4.9	21.9	44.3
LEVY	112	123	9.8	5,595	61.2	5,883	57.9	3.1	7.3	19.8	6.8	12.5	3.5	11.6	23.4
LIBERTY	20	22	10.0	4,696	51.4	5,045	49.6	(NA)	7.0	41.7	4.5	5.3	1.5	11.6	26.1
MADISON	91	103	13.2	6,116	66.9	6,692	65.8	3.0	1.9	30.0	5.5	10.9	3.2	8.5	20.6
MANATEE	1,363	1,578	15.8	9,112	99.7	10,052	98.9	1.7	11.3	18.8	4.9	15.3	6.0	19.5	13.8
MARION	881	1,023	16.1	7,137	78.1	7,789	76.6	(D)	8.0	17.8	5.2	16.6	5.3	16.6	16.7
MARTIN	649	761	17.3	10,012	109.5	11,224	110.4	3.4	19.6	13.9	7.5	13.7	6.6	19.4	8.0
MONROE	512	588	14.8	8,082	88.4	8,859	87.2	2.3	7.5	2.4	6.4	18.5	6.0	22.5	32.1
NASSAU	202	224	10.9	6,127	67.0	6,456	63.5	1.5	3.9	42.1	3.1	8.7	1.9	10.7	24.9
OKALOOSA	822	953	15.9	7,486	81.9	8,636	85.0	(D)	5.1	6.6	3.3	10.3	3.4	15.9	53.4
OKEECHOBEE	126	143	13.5	6,191	67.7	6,655	65.5	2.3	6.5	4.4	4.7	17.8	(D)	13.2	19.1
ORANGE	4,578	5,211	13.8	9,660	105.7	10,742	105.7	0.9	7.5	14.3	6.8	10.7	7.6	25.4	15.9
OSCEOLA	331	387	16.9	6,611	72.3	7,333	72.1	1.4	5.5	11.0	2.3	17.0	4.8	31.1	14.0
PALM BEACH	6,938	8,082	16.5	11,947	130.7	13,337	131.2	1.5	10.4	18.3	5.3	13.7	8.0	23.8	11.0
PASCO	1,295	1,515	17.0	6,571	71.9	7,445	73.2	(D)	10.9	8.9	7.2	17.5	5.9	24.1	15.0
PINELLAS	7,215	8,357	15.8	9,865	107.9	11,155	109.7	0.3	8.9	17.8	5.3	14.7	8.3	27.2	11.9
POLK	2,665	2,977	11.7	8,235	90.1	8,878	87.3	(D)	9.4	20.0	5.7	12.5	4.7	15.6	11.8
PUTNAM	299	354	18.4	5,893	64.5	6,755	66.5	1.7	8.5	34.5	7.9	11.9	2.7	10.7	16.3
ST. JOHNS	401	454	13.2	7,731	84.6	8,328	81.9	1.5	4.5	12.0	5.0	16.7	4.5	29.0	19.3
ST. LUCIE	708	827	16.8	8,012	87.6	9,059	89.1	6.3	16.8	6.4	8.9	13.1	7.2	17.9	13.4
SANTA ROSA	394	450	14.2	7,012	76.7	7,958	78.3	1.2	7.6	16.8	6.2	8.9	2.2	12.1	36.7
SARASOTA	2,366	2,757	16.5	11,595	126.8	12,709	125.0	0.4	11.9	9.3	6.2	18.2	9.1	27.8	12.0
SEMINOLE	1,324	1,540	16.3	7,275	79.6	7,959	78.3	1.0	11.1	22.6	7.3	16.0	5.8	16.7	11.2
SUMTER	145	164	13.1	5,940	65.0	6,438	63.3	(D)	4.5	12.3	16.6	12.3	3.6	8.1	22.7
SUWANNEE	127	146	15.0	5,717	62.5	6,451	63.5	(D)	3.8	16.2	9.7	15.6	4.8	13.9	19.3
TAYLOR	110	129	17.3	6,686	73.1	7,348	72.3	(D)	17.4	45.9	2.9	9.0	1.8	6.7	11.5
UNION	43	51	18.6	4,318	47.2	4,831	47.5	0.8	1.5	13.4	3.6	3.3	1.9	5.4	56.9
VOLUSIA	2,124	2,448	15.3	8,139	89.0	9,057	89.1	(D)	8.3	13.2	6.3	17.0	5.9	26.1	16.2
WAKULLA	55	60	9.1	5,015	54.9	5,332	52.5	1.0	4.4	38.0	7.2	9.9	1.3	12.4	21.2
WALTON	110	129	17.3	5,127	56.1	5,734	56.4	0.5	6.3	16.5	(D)	15.0	2.9	18.6	31.1
WASHINGTON	79	90	13.9	5,461	59.7	5,905	58.1	1.2	6.4	4.8	11.9	9.0	2.8	13.5	38.6

(NA) NOT AVAILABLE.
(D) DATA WITHHELD TO AVOID DISCLOSURE OF INFORMATION ABOUT INDIVIDUAL COMPANIES.
SOURCE: U.S., DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED DATA.

Transfer payments increased 15.4 percent in Florida between 1980 and 1981–greater than the nation's increase of 13.2 percent. Retirement income grew 16.0 percent in the state and assistance payments went up 11.8 percent. (Assistance includes income maintenance, food stamps, aid to families with dependent children, etc.) Unemployment insurance income declined 1.0 percent in Florida while going down 11.2 percent in the nation.

Counties where transfer payments make up one-fourth or more of total personal income are Franklin, 34.3 percent; Pasco, 31.5 percent; Citrus, 30.7 percent; Hernando, 30.4 percent; Washington, 28.9 percent; Holmes and Walton, 28.5 percent; Charlotte, 28.2 percent; Liberty, 27.9 percent; Sumter, 27.0 percent; Calhoun, 26.6 percent; Flagler, 26.2 percent; Highlands, 25.9 percent; and Dixie, 25.8 percent.

Figure 2. — Sources of income by sector for Florida and the U.S., 1981 (percentages)



More information

Income-by-source data for Florida's metropolitan areas (MSAs) and counties are available from the Bureau of Economic and Business Research, 221 Matherly Hall, University of Florida 32611, at a cost of $3.00 plus $.20 per MSA or county. Orders must be prepaid. Florida residents please include 5 percent sales tax.

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volume 42, number 5 ▪ May, 1983 ▪ ISSN 0013-0141

Population growth of states and regions: 1980-1982

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The population of the United States grew by 2.2 percent between 1980 and 1982, an increase of almost five million persons. About three-fourths of this growth was caused by natural increase (the excess of births over deaths) and one-fourth was caused by net immigration from abroad (the excess of inmigrants over outmigrants). This growth was not evenly distributed throughout the United States, however. Some states and regions grew rapidly, some grew slowly and some declined. This article summarizes the direction, magnitude and components of population change for states and regions between April 1, 1980, and July 1, 1982. The data were drawn from the United States Bureau of the Census *Current Population Reports*, Series P-25, Number 927.

Regional growth

The South and West were the most rapidly growing regions in the United States between 1980 and 1982. The South grew by 2,764,000 (3.7 percent) and the West by 1,843,000 (4.3 percent). The Northeast grew by only 321,000 (0.7 percent) and the North Central region by 61,000 (0.1 percent). All four regions had more births than deaths, indicating continued natural increase of the population. Births exceeded deaths by 1,301,000 in the South, 1,038,000 in the West, 963,000 in the North Central and 429,000 in the Northeast. These different levels of natural increase accounted for part of the regional differences in rates of population growth. But a much more important cause of regional differences in rates of population growth was the inter-regional flow of migrants. The South and West experienced large net inflows of migrants between 1980 and 1982 (1,463,000 and 805,000, respectively) while the Northeast and North Central regions experienced large net outflows (108,000 and 902,000, respectively). This large net migration flow from the Northeast and North Central regions to the South and West was the primary cause of regional differences in rates of population growth.

State growth

The most rapidly growing state in the nation between 1980 and 1982 was Nevada, where population increased by 10.0 percent. Other rapidly growing states were Alaska (8.9 percent), Texas (7.4 percent), Florida (6.9 percent), Wyoming (6.8 percent), Utah (6.3 percent), Colorado (5.3 percent), Arizona (5.2 percent), Oklahoma (5.0 percent) and California (4.5 percent). Of the ten most rapidly growing states, seven were in the West and three were in the South.

In terms of absolute numbers, California's increase of 1,056,000 persons was the largest of any state. Other large gainers were Texas with 1,051,000 and Florida with 669,000. These three states accounted for more than half of the population increase of the United States. No other states came close to matching them. Georgia (176,000), Louisiana (157,000), Colorado (155,000), Oklahoma (152,000), Virginia (144,000), Arizona (142,000) and North Carolina (137,000) are the other states ranked in the top ten in terms of absolute population increases.

A number of states lost population between 1980 and 1982. Michigan declined by 153,000; Indiana by 20,000; Iowa by 9,000; the District of Columbia by 7,000; Ohio by 6,000; and West Virginia by 2,000. The population of South Dakota remained unchanged. Five of these states are in the North Central region and two are in the South.

ECONOMIC LEAFLETS

Provisional estimates of the resident population of states, July 1, 1982, and components of change since April 1, 1980 (in thousands)

Region, division, and state	July 1, 1982 (provisional)	April 1, 1980 (census)	Change, 1980-1982		Components of change		
			Number	Percent	Births	Deaths	Net migration
United States, total	231,534	226,546	4,988	2.2	8,173	4,442	1,257
Regions:							
Northeastern States	49,456	49,135	321	0.7	1,488	1,059	-108
North Central States	58,927	58,866	61	0.1	2,129	1,166	-902
The South	78,136	75,372	2,764	3.7	2,786	1,485	1,463
The West	45,015	43,172	1,843	4.3	1,770	732	805
Northeast:							
New England	12,493	12,348	145	1.2	366	258	37
Middle Atlantic	36,963	36,787	176	0.5	1,123	802	-145
North Central:							
East North Central	41,585	41,682	-98	-0.2	1,484	814	-768
West North Central	17,342	17,183	159	0.9	645	352	-134
South:							
South Atlantic	38,213	36,959	1,254	3.4	1,240	747	761
East South Central	14,812	14,666	145	1.0	527	297	-86
West South Central	25,111	23,747	1,364	5.7	1,018	441	788
West:							
Mountain	11,967	11,373	594	5.2	516	180	257
Pacific	33,049	31,800	1,249	3.9	1,254	553	548
New England:							
Maine	1,133	1,125	9	0.8	37	24	-5
New Hampshire	951	921	30	3.3	31	17	17
Vermont	516	511	5	0.9	18	10	-3
Massachusetts	5,781	5,737	44	0.8	163	127	7
Rhode Island	958	947	11	1.2	28	21	4
Connecticut	3,153	3,108	46	1.5	89	60	17
Middle Atlantic:							
New York	17,659	17,558	101	0.6	544	378	-65
New Jersey	7,438	7,365	74	1.0	218	152	8
Pennsylvania	11,865	11,864	1	-	361	271	-88
East North Central:							
Ohio	10,791	10,798	-6	-0.1	379	218	-167
Indiana	5,471	5,490	-20	-0.4	194	106	-107
Illinois	11,448	11,427	22	0.2	422	229	-171
Michigan	9,109	9,262	-153	-1.7	321	170	-305
Wisconsin	4,765	4,706	60	1.3	168	91	-17

continued . . .

Natural increase

The number of births and deaths in a state is strongly correlated with its population size: large states have large numbers of births and deaths, small states have small numbers. California had more births than any other state between 1980 and 1982 (937,000), followed by Texas (630,000), New York (544,000), Illinois (422,000), Ohio (379,000), Pennsylvania (361,000), Michigan (321,000), Florida (308,000), New Jersey (218,000) and Georgia (205,000). California also had more deaths (416,000), followed by New York (378,000), Pennsylvania (271,000), Texas (246,000), Florida (239,000), Illinois (229,000), Ohio (218,000), Michigan (170,000), New Jersey (152,000) and Massachusetts (127,000).

Natural increase is also correlated with population size, but the relationship is not nearly as strong as it is for births and deaths individually. Births and deaths are affected not only by the size of a population, but by its age structure as well. An older population has more deaths and fewer births than a younger population, other things being equal. Consequently Utah, a state with a small but young population, could experience a relatively large natural increase of 76,000 between 1980 and 1982 while Florida, a state with a large but older population,

Provisional estimates of the resident population of states, July 1, 1982, and components of change since April 1, 1980, continued, (in thousands)

Region, division, and state	July 1, 1982 (provisional)	April 1, 1980 (census)	Change, 1980-1982		Components of change		
			Number	Percent	Births	Deaths	Net migration
West North Central:							
Minnesota	4,133	4,076	57	1.4	154	74	-23
Iowa	2,905	2,914	-9	-0.3	104	60	-53
Missouri	4,951	4,917	34	0.7	175	110	-31
North Dakota	670	653	17	2.6	28	12	2
South Dakota	691	691	-	-	29	14	-15
Nebraska	1,586	1,570	16	1.0	62	33	-13
Kansas	2,408	2,364	44	1.9	93	49	-
South Atlantic:							
Delaware	602	594	8	1.3	20	11	-1
Maryland	4,265	4,217	48	1.1	138	76	-13
District of Columbia	631	638	-7	-1.1	21	15	-13
Virginia	5,491	5,347	144	2.7	178	95	61
West Virginia	1,948	1,950	-2	-0.1	64	43	-23
North Carolina	6,019	5,882	137	2.3	190	110	57
South Carolina	3,203	3,122	81	2.6	117	57	21
Georgia	5,639	5,463	176	3.2	205	100	71
Florida	10,416	9,746	669	6.9	308	239	601
East South Central:							
Kentucky	3,667	3,661	6	0.2	131	75	-50
Tennessee	4,651	4,591	60	1.3	150	89	-1
Alabama	3,943	3,894	49	1.3	140	79	-12
Mississippi	2,551	2,521	30	1.2	106	53	-23
West South Central:							
Arkansas	2,291	2,286	5	0.2	82	50	-27
Louisiana	4,362	4,206	157	3.7	186	80	51
Oklahoma	3,177	3,025	152	5.0	120	64	95
Texas	15,280	14,229	1,051	7.4	630	246	667
Mountain:							
Montana	801	787	14	1.8	32	15	-3
Idaho	965	944	21	2.3	45	15	-8
Wyoming	502	470	32	6.8	23	7	16
Colorado	3,045	2,890	155	5.3	116	43	82
New Mexico	1,359	1,303	56	4.3	60	20	16
Arizona	2,860	2,718	142	5.2	115	48	75
Utah	1,554	1,461	92	6.3	94	18	17
Nevada	881	800	80	10.0	31	13	62
Pacific:							
Washington	4,245	4,132	113	2.7	157	73	29
Oregon	2,649	2,633	15	0.6	97	49	-33
California	24,724	23,668	1,056	4.5	937	416	535
Alaska	438	402	36	8.9	22	4	18
Hawaii	994	965	29	3.0	41	11	-1

-Represents zero or rounds to zero.
Source: Bureau of the Census, Current Population Reports, Series P. 25, No. 927.

had only a 69,000 gain through natural increase.

Net migration

Net migration into or out of a state is strongly correlated with the population growth rate of that state, but not with its population size. Some large states have high levels of net inmigration but others have high levels of net outmigration. Texas had the highest level of net inmigration between 1980 and 1982 (667,000), followed closely by Florida (601,000) and California (535,000). No other state had more than 90,000. Michigan had the highest level of net outmigration (305,000), followed by Illinois (171,000), Ohio (167,000), Indiana (107,000), Pennsylvania (88,000) and New York (65,000).

In all, twenty-seven states (including the District of Columbia) experienced net outmigration between 1980 and 1982, twenty-three experienced net inmigration and one (Kansas) had the same number

ECONOMIC LEAFLETS

moving in as moving out. Of the states with net outmigration, four are in the Northeast, ten are in the North Central region, nine are in the South and four are in the West. Of the states with net inmigration, five are in the Northeast, one is in the North Central, eight are in the South and nine are in the West.

Florida is the state most heavily dependent upon net migration as a source of population growth. Ninety percent of Florida's growth between 1980 and 1982 was caused by net migration, and only 10 percent by natural increase. Nevada (77 percent), Texas (63 percent), Oklahoma (62 percent), New Hampshire (57 percent), Colorado (53 percent), Arizona (53 percent) and California (51 percent) are other states in which more than half of population growth was caused by net migration.

Conclusion

The data reported here don't contain any real surprises. The movement of population from the Northeast and North Central regions to the South and West was already quite apparent during the 1970s. This trend has accelerated a bit since 1980, but whether that represents a shift in the long-run trend or is simply a short-run response to a severe economic recession is impossible to say at this time. At any rate, there are no signs that the shift of U.S. population from North and East to South and West is about to change. The large, rapidly growing states of California, Texas and Florida will likely continue to grow rapidly during the present decade, while the large industrial states of the Northeast and North Central regions will likely see their populations remain relatively constant or even decline. According to our projections Florida, currently the seventh largest state in the nation, will overtake Ohio, Illinois and Pennsylvania during the present decade to become the fourth largest state in the nation by 1990.

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volume 42, number 4 ▪ april, 1983 ▪ ISSN 0013-0141

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Labor-force participation in Florida

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Between 1970 and 1980, the labor force in Florida increased by 64 percent, while the population as a whole increased by 43.5 percent. This high rate of increase in labor-force numbers is largely due to the increased participation of women. In 1980, there were 85 percent more women in the labor force than in 1970. The rate of increase for males was 51 percent.

Labor-force gains in Florida outpaced those in the nation because many persons who migrate to Florida are in their prime working years. The U.S. labor force grew by 29 percent from 1970 to 1980.

The labor force includes those persons employed and those without a job who are actively looking for a job and are available for work. (See later discussion for a more complete definition.)

Participation rates in Florida and the United States

Labor-force participation rates for the total population and for adult males and adult females were higher in the United States than in Florida in both 1970 and 1980. (See Table 1.) In the United States, 62 percent of the population aged 16 years and older was in the labor force in 1980; in Florida the participation rate was 56 percent. Males participated at a rate of 75 percent in the United States and only 67 percent in Florida. The same is true for women: 50 percent participation in the United States and 46 percent in Florida. This difference is largely the result of Florida's older population and large numbers of retired persons. The median age of Floridians in 1980 was 34.7, or 4.7 years older than the country as a whole. However, when the United States and Florida participation rates of women with children are compared, the Florida rates are higher for both 1970 and 1980. In Florida, more than 50 percent of women with children under 6 years of age were in the labor force in 1980, compared with 46 percent in the nation. The rates of participaion are closer for women with children ages 6 to 17: 65 percent for Florida and 63 percent for the United States.

Participation rates in 1970 and 1980

There were significant differences in the labor-force participation of men and women between 1970 and 1980. As Table 1 shows, both in Florida and in the United States, the participation of men decreased from 76.6 percent to 75.0 percent in the United States, and from 69.5 percent to 67.0 percent in Florida. These drops reflected the aging of the population in the country and in Florida particularly. The median age in the United States increased by 1.9 years between 1970 and 1980, and by 2.4 years in Florida.

Even though the population of women was also aging, the influx of women into the labor force in the 1970's more than offset the increased number of female retirees. In both Florida and the United States, labor-force participation of women increased significantly. In the country in 1980, exactly half of all women were in the labor force, compared with 41 percent in 1970. In Florida, women increased their labor-force participation from 39 percent in 1970 to 46 percent in 1980.

The most dramatic increases are those among women with children. In Florida in 1980, more than one half of women with children under age 6 and two-thirds of those with children aged 6 through 17 were in the labor force. In 1970, the percentages were 38 and 53, respectively.

In Florida, 47 percent of all families have two or more workers, a percentage that is, of course, much higher for families below retirement age.

Despite their increased labor-force participation, women have not made much progress in closing the gap between their earnings and those of men. In 1970, according to the U.S. Bureau of Labor Statistics, the ratio was 59.4; in 1980, the ratio of women's earnings to men improved to only 60.2; in 1981, it fell again to 59.2. Also, the incomes of families maintained by women have continued to fall far below those of other families. As reported in October, 1982, *Economic Leaflets*, 30 percent of such families in Florida live below the poverty level, and in

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thirteen counties the proportion is more than 50 percent.

Participation rates among counties

There is a considerable variation among counties in the labor-force participation of both men and women. In seventeen counties the labor-force participation of men was more than 70 percent in 1980. As Table 2 shows, these are counties with relatively young populations. All of them have a median age equal to or lower than the state's and most of them are below the United States median of 30.0. The same pattern holds true for the eleven counties with a female labor-force participation rate above 50 percent. (See Table 3.) In fact, eight of the highest female-participation counties are also among the top male-participation counties.

The lowest counties for men and women are the same, and are those with older populations: Charlotte, median age 57.3; Pasco, median age 53.2; Citrus, median age 52.7; and Hernando, median age 48.1. The lowest male participation rate is in Union County, which has a large male institutional population.

Definitions

The **labor force** consists of all persons (civilian and military) who are classified as either employed or unemployed.

Employed persons are those aged 16 years and older who were either (1) "at work," those who worked during the week preceding the census as paid employees or in their own business or profession, or on their own farm, or who worked fifteen hours or more as unpaid workers in a family business or farm; or (2) "with a job but not at work," those who were only temporarily absent from a job or business due to illness, bad weather, industrial dispute, vacation or other personal reasons.

Not counted as employed are persons whose activity consisted of

Table 1.- Labor-force participation of men and women in the United States and Florida, 1970 and 1980

		United States	Florida
Labor force participation rates (percentages)			
Total persons, 16 years old and over	1970	58.2	53.4
	1980	62.0	55.8
Males, 16 years old and older	1970	76.6	69.5
	1980	75.0	67.0
Females, 16 years old and older	1970	41.4	39.1
	1980	50.0	45.8
With own children under 6 years old	1970	30.8	37.7
	1980	45.8	50.7
With own children ages 6-17	1970	50.1	53.2
	1980	63.2	64.9
Median age (years)	1970	28.1	32.3
	1980	30.0	34.7

Source: U.S., Department of Commerce, Bureau of the Census, 1980 and 1970 Census of Population.

Table 2.- Florida counties with the highest labor-force participation of men

	Labor force participation rate		Median age, both sexes
	1980	1970	1980
FLORIDA	67.0	69.5	34.7
Okaloosa	78.2	84.2	27.1
Seminole	77.6	77.0	31.4
Clay	77.5	75.7	29.2
Orange	77.2	78.3	29.5
Nassau	76.9	78.6	28.6
Duval	76.9	80.7	29.0
Santa Rosa	76.4	81.9	27.8
Hardee	74.6	76.4	28.3
Escambia	74.3	79.4	28.4
Leon	74.2	70.3	25.9
Bay	73.7	77.3	29.3
Hillsborough	73.6	75.1	30.4
Hendry	72.8	79.1	27.5
Wakulla	72.7	69.9	29.6
Dade	72.6	73.9	34.7
Hamilton	71.6	69.9	27.7
Lafayette	70.4	65.8	29.8

Source: U.S., Department of Commerce, Bureau of the Census, 1980 and 1970 Census of Population.

Table 3.- Florida counties with the highest labor-force participation of women

	Labor force participation rate		Median age, both sexes
	1980	1970	1980
FLORIDA	45.8	39.1	34.7
Leon	60.2	51.8	25.9
Orange	54.8	42.4	29.5
Alachua	53.9	45.9	25.0
Seminole	52.7	41.2	31.4
Duval	51.3	43.8	29.0
Taylor	50.5	39.6	30.0
Liberty	50.5	30.3	30.7
Dade	51.0	44.0	34.7
Wakulla	50.7	44.2	29.6
Okaloosa	50.6	38.1	27.1
Hillsborough	50.0	41.0	30.4

Source: U.S., Department of Commerce, Bureau of the Census, 1980 and 1970 Census of Population.

Table 4.- Labor-force participation of men and women, and of women with children, in the state and counties of Florida, 1970 and 1980

COUNTY	TOTAL MEN				TOTAL WOMEN				LABOR FORCE PARTICIPATION RATE OF WOMEN WITH OWN CHILDREN--			
		1980 LABOR FORCE		1970 LABOR FORCE		1980 LABOR FORCE		1970 LABOR FORCE	UNDER 6 YEARS OLD		AGES 6-17 YEARS OLD	
	MEN 16 YEARS OLD AND OVER	NUMBER	PARTICIPATION RATE	PARTICIPATION RATE	WOMEN 16 YEARS OLD AND OVER	NUMBER	PARTICIPATION RATE	PARTICIPATION RATE	1980	1970	1980	1970
FLORIDA	3,633,820	2,435,778	67.0	69.5	4,079,703	1,868,358	45.8	39.1	50.7	37.7	64.9	53.2
ALACHUA	60,015	38,196	63.6	63.8	60,531	32,623	53.9	45.9	54.9	44.7	70.0	56.1
BAKER	5,477	3,400	62.1	64.8	5,412	2,387	44.1	36.2	53.5	41.6	60.7	57.5
BAY	35,300	26,014	73.7	77.3	37,594	17,852	47.5	40.0	48.3	33.8	58.0	48.4
BRADFORD	8,190	4,438	54.2	56.3	6,883	2,862	41.6	41.2	45.6	37.9	56.9	55.4
BREVARD	105,609	73,284	69.4	82.7	110,012	51,772	47.1	41.5	48.3	31.6	63.6	47.5
BROWARD	388,999	258,985	66.6	66.9	444,201	197,695	44.5	37.3	48.2	35.5	65.7	51.7
CALHOUN	3,098	1,995	64.4	68.6	3,692	1,324	35.9	33.0	52.0	24.5	51.2	48.7
CHARLOTTE	23,434	10,322	44.0	40.6	27,154	8,311	30.6	22.0	51.1	42.7	66.9	50.7
CITRUS	21,559	9,814	45.5	47.1	24,156	7,021	29.1	25.8	41.9	34.4	53.4	52.4
CLAY	22,923	17,755	77.5	75.7	24,429	11,548	47.3	35.1	44.0	28.2	54.1	47.9
COLLIER	33,984	21,261	62.6	66.3	34,711	15,047	43.3	37.8	49.3	31.2	64.4	54.8
COLUMBIA	12,292	8,569	69.7	73.2	13,363	6,545	49.0	41.7	48.5	43.8	64.0	54.1
DADE	596,406	433,167	72.6	73.9	696,001	355,082	51.0	44.0	52.3	38.8	67.0	56.4
DE SOTO	7,263	3,883	53.5	60.2	7,308	3,065	41.9	36.7	54.3	49.3	64.1	64.2
DIXIE	3,026	1,717	56.7	75.5	2,799	951	34.0	32.0	34.0	23.4	46.4	43.0
DUVAL	202,633	155,765	76.9	80.7	226,013	115,936	51.3	43.8	50.4	38.1	64.0	51.9
ESCAMBIA	84,106	62,516	74.3	79.4	91,485	42,117	46.0	38.1	42.2	29.8	56.7	45.5
FLAGLER	4,216	2,415	57.3	63.7	4,549	1,742	38.3	33.4	44.6	25.5	63.8	46.0
FRANKLIN	2,736	1,794	65.6	69.2	2,914	1,246	42.8	39.2	46.4	53.4	58.9	63.3
GADSDEN	13,427	8,194	61.0	59.8	15,965	7,364	46.1	41.6	59.5	65.9	70.3	71.0
GILCHRIST	2,123	1,330	62.6	68.8	2,165	867	40.0	30.3	49.7	16.4	54.1	44.6
GLADES	2,233	1,372	61.4	71.7	2,297	835	36.4	36.9	41.4	23.6	48.3	54.6
GULF	3,745	2,484	66.3	73.4	4,040	1,411	34.9	32.7	35.1	24.7	47.6	47.0
HAMILTON	2,748	1,968	71.6	69.9	3,291	1,421	43.2	35.5	46.0	43.0	54.6	41.6
HARDEE	6,557	4,892	74.6	76.4	7,085	3,216	45.4	40.7	42.2	33.0	58.3	56.4
HENDRY	6,507	4,736	72.8	79.1	6,425	3,187	49.6	44.6	56.0	37.5	62.4	58.0
HERNANDO	17,310	8,537	49.3	58.2	19,059	6,046	31.7	31.4	44.3	43.7	57.2	58.7
HIGHLANDS	18,373	9,825	53.5	60.0	20,104	7,120	35.4	33.3	57.2	40.9	64.6	58.9
HILLSBOROUGH	234,481	172,476	73.6	75.1	260,734	130,309	50.0	41.0	48.2	36.6	63.5	51.6
HOLMES	5,207	3,239	62.2	61.8	5,692	2,121	37.3	29.4	47.0	26.8	55.0	47.8
INDIAN RIVER	23,194	14,084	60.7	66.2	24,882	10,796	43.4	37.3	56.8	48.2	65.5	53.1
JACKSON	14,228	8,632	60.7	60.6	15,114	6,706	44.4	36.0	55.1	40.1	68.7	54.8
JEFFERSON	3,535	2,416	68.3	70.6	4,088	1,935	47.3	39.6	50.2	38.9	58.9	60.7
LAFAYETTE	1,392	980	70.4	65.8	1,495	537	35.9	27.3	37.5	37.5	53.9	39.6
LAKE	39,714	22,599	56.9	61.3	44,914	17,109	38.1	34.1	52.7	39.2	67.7	58.1
LEE	78,826	46,431	58.9	61.1	87,449	35,947	41.1	35.2	53.3	36.3	67.3	53.8
LEON	54,519	40,463	74.2	70.3	61,047	36,748	60.2	51.8	63.2	52.8	76.6	65.9
LEVY	7,135	4,369	61.2	68.4	7,900	2,932	37.1	37.6	48.1	35.4	58.9	51.6
LIBERTY	1,507	1,007	66.8	64.4	1,613	815	50.5	30.3	61.6	31.9	72.9	54.8
MADISON	4,889	3,404	69.6	69.0	5,816	2,400	41.3	39.5	51.2	46.4	66.0	53.8
MANATEE	55,350	31,325	56.6	50.4	66,005	25,402	38.5	28.6	55.0	39.6	68.8	55.4
MARION	44,873	26,504	59.1	68.2	50,108	20,156	40.2	38.9	50.3	41.3	60.5	56.0
MARTIN	25,429	14,797	58.2	57.1	27,146	10,408	38.3	32.4	43.7	36.3	68.5	58.7
MONROE	26,958	18,306	67.9	78.7	25,303	11,845	46.8	36.5	47.8	27.9	62.4	44.1
NASSAU	11,456	8,812	76.9	78.6	11,998	5,333	44.4	37.3	39.8	27.6	54.5	53.3
OKALOOSA	41,314	32,308	78.2	84.2	40,317	20,406	50.6	38.1	45.5	27.3	60.8	41.1
OKEECHOBEE	7,301	4,874	66.8	70.2	7,374	2,753	37.3	38.9	35.8	32.7	57.0	52.9
ORANGE	174,311	134,581	77.2	78.3	189,430	103,881	54.8	42.4	53.9	37.6	66.9	51.3
OSCEOLA	17,860	11,812	66.1	61.1	20,440	9,522	46.6	32.6	58.2	42.4	67.0	55.1
PALM BEACH	220,506	141,914	64.4	68.1	250,060	107,684	43.1	40.1	52.6	40.2	66.3	57.0
PASCO	76,271	33,833	44.4	41.6	86,438	24,893	28.8	21.5	45.8	34.0	60.3	46.7
PINELLAS	274,812	159,871	58.2	53.7	335,138	133,735	39.9	31.3	55.0	38.7	67.7	53.8
POLK	119,735	82,607	69.0	72.5	126,328	58,555	46.4	39.0	51.0	38.3	64.7	53.0
PUTNAM	17,992	10,959	60.9	70.1	20,031	7,669	38.3	39.8	45.9	38.9	53.9	58.1
ST. JOHNS	18,574	12,619	67.9	70.4	21,018	9,748	46.4	36.5	56.6	36.8	65.6	53.5
ST. LUCIE	32,165	21,097	65.6	67.2	34,894	15,037	43.1	41.0	52.6	45.9	64.6	58.0
SANTA ROSA	20,285	15,490	76.4	81.9	20,690	9,134	44.1	35.6	41.8	27.2	55.9	45.5
SARASOTA	78,272	42,631	54.5	50.4	93,849	35,322	37.6	29.5	50.2	39.0	68.2	55.6
SEMINOLE	63,498	49,306	77.6	77.0	70,714	37,286	52.7	41.2	48.7	34.1	64.1	51.2
SUMTER	9,535	5,358	56.2	58.7	9,310	3,896	41.8	36.5	56.2	42.2	63.3	59.8
SUWANNEE	7,650	5,161	67.5	70.8	8,612	3,660	42.5	38.9	42.1	42.8	64.5	47.7
TAYLOR	5,797	3,997	68.9	72.2	6,285	3,176	50.5	39.6	49.7	39.5	70.2	46.5
UNION	6,095	1,564	25.7	27.4	2,266	1,099	48.5	42.7	56.0	45.5	73.9	62.7
VOLUSIA	98,271	57,030	58.0	57.7	113,286	45,646	40.3	35.1	51.7	43.0	63.1	55.8
WAKULLA	3,699	2,689	72.7	69.9	4,100	2,079	50.7	44.2	61.5	50.5	74.2	64.7
WALTON	7,828	4,618	59.0	64.8	8,508	3,011	35.4	29.5	42.4	28.2	55.1	45.0
WASHINGTON	5,067	2,987	59.0	60.2	5,673	2,074	36.6	31.5	50.1	36.8	59.2	47.1

SOURCE: U.S., DEPARTMENT OF COMMERCE, BUREAU OF THE CENSUS, 1980 AND 1970 CENSUS OF POPULATION.

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work around the house or volunteer work for religious, charitable and similar organizations.

Unemployed persons are those who were neither "at work" nor "with a job but not at work" but who also were looking for work during the four weeks preceding the census, and were available to accept a job. Also included are persons waiting to be called back to a job from which they had been laid off.

Persons classified as **not in the labor force** are usually students, housewives, retired workers and seasonal workers enumerated in an "off" season (who were not looking for work), inmates of institutions, disabled persons, and persons doing incidental unpaid family work (less than fifteen hours a week). Also not counted are discouraged workers – those persons without a job who have stopped looking for work.

Essentially the same definitions are used by the U.S. Bureau of Labor Statistics in its monthly data collection and dissemination program.

In winter 1983-84, the Bureau of Economic and Business Reseach will publish:

CENSUS HANDBOOK, 1980: FLORIDA COUNTIES

This summary will contain county data from the 1980 Census of Population and Housing compiled into one handy reference book. These are benchmark data and will not be updated until results of the 1990 Census become available in the early 1990s.

This supplement to the *Florida Statistical Abstract* will contain:

*comparisons of 1970 and 1980 data
*county detail
*rankings, rates, percentage changes, percentage distributions, etc.

Order forms will be sent to all Bureau publications subscribers in late fall, 1983.

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volume 42, number 2 ■ february, 1983 ■ ISSN 0013-0141

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Florida housing market

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A declining mortgage interest rate is leading to recovery of the housing construction industry in the United States. Florida is no exception, as residential building permit activity increased in each of the first three quarters of 1982. According to the latest *Outlook* survey conducted by the Bureau of Economic and Business Research (BEBR) at the University of Florida, mortgage loan officers statewide are forecasting a strong housing industry in Florida in 1983.

In contrast to the new strength in residential construction, markets for existing housing and particularly for resales in 1982 were extremely weak across the country. Buyers were waiting for further declines in interest rates and housing prices. According to statistics from the realtors' multiple listing service (MLS) in Florida, the ratio of units sold to total units listed hit a record low in 1982.

To attract home buyers in such difficult times, the type of financial arrangement on a home sale has become an important factor. While financial institutions have offered various types of alternative loan instruments which are different from the conventional fixed-rate mortgages, homeowners have also started offering financial assistance to buyers.

This article analyzes recent trends in Florida's housing markets and financial arrangements as well as current and future prospects for the real estate business. The data came from two sources: (1) quarterly reports from the Florida Association of Realtors (FAR) and (2) a survey of Florida realtors conducted by BEBR.

Highlights of the analysis include these points:

- Florida's housing market experienced its worst year ever in 1982.
- Despite the depressed market, home sale prices continued to increase.
- Most new homes were financed by FHA-VA loans. Owner financing outperformed all other types in sales of existing homes.
- Realtors perceived 1982 as worse than 1981 for their business, but look forward to a better year in 1983.

Analysis of FAR data

The Florida Association of Realtors compiles quarterly housing market data from multiple listing service (MLS) statistics of seventeen local boards of realtors (Boca Raton's board was added in 1982). The data represent approximately 40 percent of the 68,000 members of the state association and extend from 1978 third quarter (78-III) to 1982 fourth quarter (82-IV). The data consist of average monthly unit listings, units sold and sales prices for single-family (SF) and multifamily (MF) houses.

Table 1 presents average monthly sales prices for single-family and multifamily units, weighted according to units sold in each realty board's area. Since Boca Raton is a new member as of 82-I, the yearly average prices were calculated both with and without Boca Raton's figures. The price average excluding Boca Raton was used for comparison with the average price in the previous year.

As shown in the table, sales prices have increased each year in the state, with the largest increase from 1979 to 1980 when prices climbed 21.2 percent for SF and 23 percent for MF dwellings. These increasing rates slowed dramatically in 1981, and further decreased in 1982.

The historical data in the table show that the upward trend of sales prices started to change at the end of 1980. The price of single-family units then went up again but started softening from 1982-III. On the other hand, the trend for multifamily units has been a mixture of upturns and downturns since 1981-I. Compared to the same period last year, the data for 1982-IV show that single-family unit prices came down 5.3 percent, while multifamily prices went up by the same degree.

The seventeen local boards surveyed are classified into five market regions in the state. Yearly average sales prices and absorption rates reported by each board are displayed in Tables 2 and 3, respectively.

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Table 1.—Average sales prices for single-family and multifamily houses and percentages of yearly price changes

	1st quarter		2nd quarter		3rd quarter		4th quarter		Year		Yearly changes (percentage)	
	Single-family	Multi-family	Single-family	Multi-family	Single-family	Multi-family	Single-family	Multi-family	Single-family	Multi-family	Single-family	Multi-family
1978	NA	NA	NA	NA	49,479	49,823	49,252	51,968	49,375	50,817		
1979	51,516	56,538	56,026	60,005	57,711	57,551	59,176	59,116	56,019	58,387	13.5	14.9
1980	62,983	67,348	66,941	69,546	72,326	71,878	70,891	77,461	67,881	71,798	21.2	23.0
1981	69,825	74,826	74,543	77,685	77,597	78,685	78,218	75,875	74,816	77,602	10.2	8.1
1982	82,451	87,572	84,535	85,157	80,374	85,245	76,512	82,052	81,004	85,987		
No Boca	81,047	83,781	82,627	81,230	78,235	82,007	74,072	79,883	78,962	81,216	5.5	4.7

NA Not available.

Table 2.—Recent trends in sales prices for single-family and multifamily housing reported by local boards of realtors ($)

	Single-family					Multifamily				
	1978	1979	1980	1981	1982	1978	1979	1980	1981	1982
Northwest										
Ft. Walton Beach	42,466	48,294	53,904	60,953	60,863	44,409	53,526	62,806	78,070	89,902
Pensacola	39,442	42,864	48,202	52,357	55,874	37,841	44,376	50,493	57,280	64,394
Northeast										
Jacksonville	40,455	42,451	47,445	53,934	58,130	NA	46,611	54,091	58,615	59,266
Ocala	39,862	49,669	53,285	65,022	67,047	25,002	24,923	26,677	31,584	33,706
Central										
Daytona Beach	43,111	46,030	56,469	64,605	61,585	46,931	45,318	62,337	76,528	80,360
Orlando - Winter Park	44,426	53,126	62,241	70,950	75,626	40,681	49,168	51,202	56,011	59,467
Southwest										
Lakeland	39,950	43,819	52,077	61,601	66,112	38,927	49,080	52,888	51,623	61,939
Clearwater - Largo - Dunedin	51,438	60,317	71,798	79,946	76,051	44,664	57,550	64,039	68,103	72,776
St. Petersburg	34,097	39,407	45,010	49,181	56,323	34,980	45,535	51,864	52,785	52,769
Southeast										
Boca Raton	NA	NA	NA	NA	168,392	NA	NA	NA	NA	140,993
Coral Gables	99,453	127,826	156,838	188,464	161,277	89,856	97,963	116,532	134,488	117,913
Delray Beach	61,033	82,670	88,444	111,088	120,289	53,945	70,093	82,709	83,563	100,869
Ft. Lauderdale	59,656	68,701	85,852	96,941	99,124	47,297	55,781	77,052	83,831	84,586
Kendall - Perrine*	69,042	78,488	100,053	113,610	119,917	44,297	50,745	67,253	73,861	72,755
North Palm Beach	59,600	67,336	85,201	94,655	101,456	53,937	78,599	92,229	115,192	123,734
West Palm Beach	45,906	53,904	64,849	71,710	72,872	35,850	42,559	56,211	68,372	59,409
Vero Beach - Indian River County	56,153	60,486	70,046	75,989	81,334	52,298	63,067	78,960	85,756	106,819

*Missing 1982:4 data
NA Not available.

Lower single-family unit prices in 1982 than in 1981 were reported in Coral Gables, Clearwater-Largo-Dunedin and Daytona Beach, and lower multifamily prices in Coral Gables, Kendall-Perrine, West Palm Beach and St. Petersburg. Despite these declines, sales prices in the southeast region are still far higher than in the rest of the state. The highest prices for both single-family and multifamily units were in Boca Raton, with $168,392 for SF and $140,993 for MF units. The lowest prices for single-family and multifamily houses in the state were, respectively, in the northwest and the northeast.

The depressed real estate market in 1982 is illustrated by the low absorption rates shown in Table 3. These rates are the ratio of units sold to total units listed in MLS for each board. They have been trending downward since 1980. The latest statistics for 1982 show that only 6.1 percent of SF and 3.3 percent of MF units listed in MLS were sold each month—a much lower turnover than in 1979, when 21 percent of SF and 17.7 percent of MF units were sold out of those listed.

Ft. Walton Beach realtors seem to be least affected by this depressed housing market. Their sales ratios have been always significantly higher than the state average. Not surprisingly, the worst market was found in the highest priced city—Boca Raton—with absorption rates of 2.7 percent for SF and 1.3 percent for MF units. Apparently, houses in Boca Raton are overpriced.

Survey of Florida realtors

In response to record-breaking high mortgage interest rates in the late 1970s and early 1980s, thrift institutions created alternative mortgage loans. These new types of loans benefit the lender by not locking in long-term fixed-rate mortgages; they also help borrowers through easier qualification requirements for loans.

While financial institutions are creating various types of mortgage instruments to attract new borrowers, existing home mortgages are often locked into a "due on sale" clause and sellers are not able to offer lower rates than lending institutions. As a result, desperate homeowners are starting to provide financial assistance to buyers themselves. Financial arrangements on sales of new homes by thrift institutions and for existing homes by the owners have become important factors in housing markets.

To study financial arrangements on sales of new and existing homes in Florida, the BEBR conducted a survey of Florida realtors in November, 1982. In addition to the financial questions, respondents were asked the peak and the slowest months for real estate business in a year and their perceptions and outlooks for real estate business.

The 249 realtors interviewed by telephone in nine Standard Metropolitan Statistical Areas (SMSAs) were selected from five stratified geographical regions in the state: (1) northwest—Ft. Walton Beach, Pensacola and Tallahassee; (2) northeast—Gainesville; (3) central—Orlando; (4) southwest—Tampa-St. Petersburg and Ft. Myers-Cape Coral; and (5) southeast—West Palm Beach and Miami.

The survey reveals that financial arrangements on sales for new homes and existing homes are quite different. As Table 4 shows, the most popular financing method for new homes in the state is FHA-VA loans, with 37.2 percent of total sales; while the leading method for existing homes is owner financing, accounting for almost 30 percent of sales. Conventional fixed-rate mortgage loans and alternative mortgage loans are also popular types of financing for new homes, and FHA-VA loans were used in 20 percent of sales of existing homes.

The financial plans for sales are slightly different among surveyed SMSAs. Loans through FHA-VA are more common in the northwest region, especially in Ft. Walton Beach. More than 54 percent of new-home sales and 44 percent of existing-home sales were reported with this type of loan there. Owner financing on sales of existing homes is more frequently cited by realtors in Ft. Myers-Cape Coral, Gainesville, Miami, Pensacola, Tallahassee and Tampa-St. Petersburg. Conventional fixed-rate loans on sales of existing homes were reported most frequently in West Palm Beach. Ft. Myers-Cape Coral led the other cities in cash sales of existing homes.

Real estate business in the state is seasonal, just like other businesses. The peak and the slowest seasons vary geographically. Survey respondents were asked to identify their busiest and slowest months. February was peak season in Ft. Walton Beach and West Palm Beach. March and November were also mentioned as busy months by West Palm Beach realtors. The summer months of June and July were reported to be busiest by realtors in Pensacola, Tallahassee, Gainesville and Orlando. On the other hand, southwestern realtors did not agree on any particular season as their busiest. The slowest season for real estate business in the state is apparently the Christmas month, December, which was identified by all surveyed cities except Ft. Myers-Cape Coral and West Palm Beach. Late summer

Table 3.—Recent trends in absorption rates for single-family and multifamily housing reported by local boards of realtors (percentages)

	Single-family					Multifamily				
	1978	1979	1980	1981	1982	1978	1979	1980	1981	1982
Northwest										
Ft. Walton Beach	24.3	26.1	18.3	16.4	14.0	14.0	18.7	19.2	14.0	6.4
Pensacola	13.9	18.1	9.5	7.1	4.6	18.2	19.9	9.0	7.2	2.9
Northeast										
Jacksonville	13.6	13.5	14.6	11.5	11.0	NA	4.0	6.5	7.0	8.7
Ocala	10.7	13.6	8.5	5.6	3.7	3.2	7.0	5.9	4.1	2.6
Central										
Daytona Beach	21.1	15.5	16.5	9.2	6.2	27.7	22.4	14.3	5.6	2.7
Orlando - Winter Park	27.0	29.0	16.5	12.5	8.0	25.1	23.5	9.7	4.6	3.8
Southwest										
Lakeland	13.8	15.0	11.2	11.1	4.0	7.6	9.6	8.5	6.7	2.1
Clearwater - Largo - Dunedin	25.6	26.3	15.4	9.8	6.4	18.3	14.8	9.4	5.5	2.5
St. Petersburg	22.2	29.3	16.4	9.8	6.9	26.4	24.4	10.4	5.9	3.0
Southeast										
Coral Gables	16.5	18.7	14.8	4.8	4.5	10.4	13.5	9.6	2.4	2.5
Delray Beach	17.8	19.3	14.5	7.6	5.5	20.5	22.2	11.4	5.1	2.7
Ft. Lauderdale	20.3	18.0	12.0	6.4	3.8	15.9	16.0	8.7	3.9	2.1
Kendall - Perrine*	26.2	29.0	20.8	8.8	6.2	22.7	30.0	21.0	7.9	4.5
North Palm Beach	21.7	26.6	15.1	8.4	5.7	25.8	22.1	11.1	4.4	2.1
West Palm Beach	19.1	21.0	18.1	9.2	5.6	18.9	15.8	10.0	4.8	2.0
Vero Beach - Indian River County	14.4	16.1	11.7	7.8	4.4	27.0	17.3	12.0	6.4	3.2
Boca Raton	NA	NA	NA	NA	2.7	NA	NA	NA	NA	1.3
Total sample	19.3	21.0	14.7	9.2	6.1	17.6	17.7	11.1	6.0	3.3

*Missing 1982:4 data.
NA Not available.

Table 4.—Financial arrangements for home sales (percentages)

	New home	Existing home
Conventional fixed-rate mortgage	22.8	13.9
Alternative mortgage	20.7	9.6
FHA-VA	37.2	20.9
Owner financing	NA	29.4
Builder financing	2.7	NA
Existing mortgage w/w second mortgage	1.6	13.0
Construction loan	3.8	NA
Cash	4.1	7.5
Other	7.1	5.7
Total	100.0	100.0

NA Not available.

Table 5.—Real estate business in 1982 compared to 1981, ratings for current business and outlook for 1983 (percentages)

	Business performances in 1982					Ratings for 1982				Outlook for 1983			
	Better than 1981	Same as 1981	Worse than 1981	Don't know	Total	Worse than average (Rates 1,2,3)	Average (4)	Better than average (5,6,7)	Total	Worse than average	Average	Better than average	Total
Northwest													
Ft. Walton Beach	58.3	20.8	16.7	4.2	100.0	16.7	33.3	50.0	100.0	13.0	4.3	82.7	100.0
Pensacola	26.7	13.3	60.0	0.0	100.0	30.0	33.3	36.7	100.0	0.0	13.3	86.7	100.0
Tallahassee	0.0	21.4	64.3	14.3	100.0	50.0	28.5	21.5	100.0	10.7	14.3	75.0	100.0
Northeast													
Gainesville	25.0	10.0	65.0	0.0	100.0	50.0	30.0	20.0	100.0	30.0	20.0	50.0	100.0
Central													
Orlando	33.3	23.4	43.3	0.0	100.0	60.0	20.0	20.0	100.0	16.6	23.3	60.0	100.0
Southwest													
Ft. Myers-Cape Coral	4.2	25.0	66.7	4.1	100.0	88.0	0.0	12.0	100.0	8.3	20.8	70.8	100.0
Tampa-St. Petersburg	14.3	17.9	67.9	0.0	100.0	42.8	14.3	42.8	100.0	3.6	14.3	82.1	100.0
Southeast													
Miami	6.3	25.0	68.8	0.0	100.0	59.3	21.9	18.8	100.0	28.1	9.4	62.5	100.0
West Palm Beach	22.6	9.7	61.3	6.1	100.0	61.3	9.7	29.0	100.0	19.3	22.6	58.0	100.0
Total sample	20.6	19.0	57.3	3.1	100.0	51.0	21.3	27.7	100.0	14.1	15.8	70.1	100.0

and early fall were reported as the slowest season by those areas.

Realtors were also asked about business conditions in 1982 compared to 1981. Furthermore, they were asked to rank their current and future business on a scale of 1 (worst) to 7 (best). The results for both questions are displayed in Table 5. The majority (57.3 percent) of realtors reported that business in 1982 was worse than in 1981. Only 20.6 percent said they did better in 1982. Looking into geographical differences, Fort Walton Beach was the only city where the majority of respondents called 1982 a better year than 1981. These results, along with the highest absorption rates in Table 3, show that Fort Walton Beach indeed outperformed the rest of the state in real estate business in 1982. Orlando also did relatively better than other cities in 1982, with a majority of realtors there reporting that they did the same or better than in the previous year.

In ranking their current business, one out of two realtors called it worse than average (ranks 1, 2 and 3). A striking proportion of 88 percent of the realtors in Fort Myers-Cape Coral ranked their businesses in this category. Of the total sample, 27.7 percent ranked their businesses "better than average" (ranks 5, 6 and 7). As expected, the largest percentage of Fort Walton Beach realtors rated business "better than average."

Compared with rankings for current business, the rankings for future business were much higher. Realtors are obviously optimistic about business in 1983. Seven out of ten respondents expect their businesses will be better than average, and only 14 percent hold the opposite view. The brightest outlooks were expressed by realtors in Pensacola, followed by those in Fort Walton Beach and Tampa-St. Petersburg, where more than 82 percent of respondents said future business will be "better than average."

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volume 42, number 1 • january, 1983 • ISSN 0013-0141

Questions about Florida counties? *Abstract* has the answers

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Frances W. Terhune

Editor
Florida Statistical Abstract

Which counties are growing the fastest? Which have the highest percentages of older persons? Which use the most gasoline? Where are rents the highest? Which are the manufacturing counties or farm counties?

These and many other questions about Florida counties are answered in the 16th edition of the ***Florida Statistical Abstract***, recently published by the Bureau of Economic and Business Research (BEBR) at the University of Florida. The staff of the BEBR surveyed as many available state, federal and private sources as possible and abstracted from them facts about the economy and demography of Florida and its counties.

The newest edition of the ***Abstract*** contains information from the 1980 Census of Population and Housing: data from Summary Tape file 1-A (household size and type, occupancy status, etc.) and provisional estimates of social, economic and housing characteristics for Florida and the United States. Also included are 1981 population estimates for counties and cities and population projections for the state and counties.

Sections in the ***Abstract*** include population; housing; vital statistics and health; education; income and wealth; labor force, employment and earnings; social insurance and welfare; geography and climate; agriculture; forestry, fisheries, and minerals; construction; manufacturing; transportation; communications; power and energy; wholesale and retail trade; finance, insurance, and real estate; personal and business services; tourism and recreation; health, education, and cultural services; government and elections; courts and law enforcement; government finance and employment; economic indicators and prices, and the quality of life. Whenever possible county information has been included to allow for comparisons within the state.

In addition, seven computer maps are included to show at a glance variations between different sections of the state. One computer map, showing per capita personal income, is included here.

The following facts and figures are a small sample of the information about Florida and its counties included in the 1982 ***Abstract***. The tables from which these data were taken contain information in much greater detail than can be indicated here.

Which counties are growing the fastest? Between 1970 and 1980, nine counties doubled their population: Citrus increased by 185 percent, Hernando by 162 percent, Pasco by 155 percent, Flagler by 145 percent, Martin by 128 percent, Collier by 126 percent, Seminole by 115 percent, Charlotte by 112 percent, and Clay 109 percent. Four counties grew by less than 10 percent: Duval and Franklin by 8 percent and Gulf and Gadsden by 6 percent. The state population increased by 44 percent.

The most populous counties in rank order are Dade, Broward, Pinellas, Hillsborough and Palm Beach. The **smallest counties** are Lafayette, Liberty, Glades, Gilchrist and Franklin.

Which counties are the most urbanized? In 1980 four counties were more than 98 percent urban: Pinellas, Broward, Dade and Duval. Eight counties reported no urban population: Dixie, Gilchrist, Hamilton, Lafayette, Levy, Liberty, Union and Wakulla. The state as a whole was 84 percent urban.

At least 30 percent of the population of three counties was **65 years old and older** in 1980: Charlotte, 34 percent; Pasco, 31 percent; and Sarasota, 30 percent. Twenty-nine percent of the population of Citrus and 28 percent of Pinellas were over 65. The lowest percentages were in Okaloosa and Union (6 percent) and Leon, Alachua and Santa Rosa (7 percent). Seventeen percent of the population of Florida was over 65.

ECONOMIC LEAFLETS

In 1982 **nursing home accommodations** abounded in Pinellas (6,040 beds) and Dade (5,240 beds), followed by Broward 2,737; Palm Beach 2,514 and Hillsborough 2,292. Twelve counties had no skilled or intermediate-care nursing beds.

Where is housing most expensive in Florida? The median value of owner-occupied noncondominium housing was $64,300 in Monroe County in 1980, more than three times the median value of $19,600 in Calhoun, the least expensive county. Broward was second with $62,900, followed by Palm Beach's $57,500, Dade's $57,200, and Flagler's $56,000.

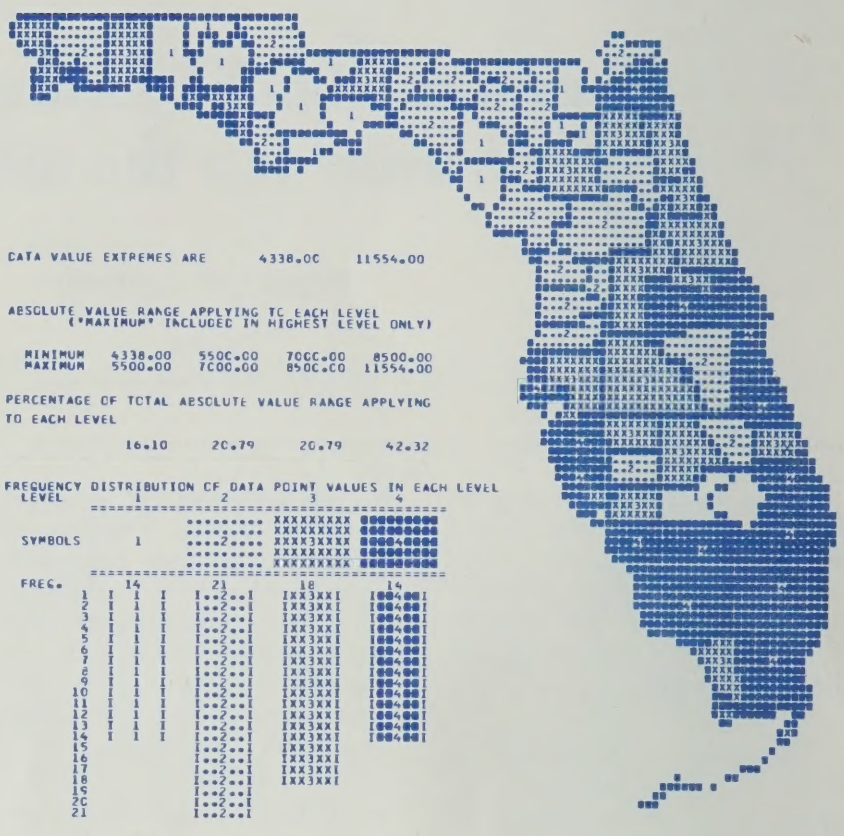
Rents in Florida are lowest in the panhandle and highest in south Florida. In 1980 the median rent was under $80 in five counties: Madison, Dixie, Calhoun, Gadsden and Hamilton. Median rents were highest in Broward, $268; Sarasota, $241; Martin and Palm Beach, $235; and Monroe, $234. In the state as a whole, the median rent was $209.

Which counties have the most condominiums? In 1980 Broward County had 134,693 year-round condominium units. Dade had 87,052; Palm Beach 85,793; and Pinellas 46,102.

In 1980, **per capita personal income** reached $11,554 in Palm Beach County. Three other counties had per capita incomes over $10,000: Sarasota $11,287; Broward $10,737; and Collier $10,569. Nine counties had per capita incomes below $5,000: Holmes, Gadsden, Bradford, Dixie, Franklin, Liberty, Lafayette, Glades and Union. State per capita income was $8,993, which was 95 percent of the United States figure of $9,511.

In 1980 **average annual pay** in Florida was $12,660, more than $1,700 lower than the United States average of $14,363. Average pay was highest in Hamilton $15,314; Nassau $15,233 and Brevard $14,381 and lowest in Holmes $8,149; Lafayette $8,333 and Walton $8,438.

Per capita personal income in Florida counties, 1980


DATA VALUE EXTREMES ARE 4338.00 11554.00
ABSOLUTE VALUE RANGE APPLYING TO EACH LEVEL
("MAXIMUM" INCLUDED IN HIGHEST LEVEL ONLY)
MINIMUM 4338.00 5500.00 7000.00 8500.00
MAXIMUM 5500.00 7000.00 8500.00 11554.00
PERCENTAGE OF TOTAL ABSOLUTE VALUE RANGE APPLYING TO EACH LEVEL
16.10 20.79 20.79 42.32
FREQUENCY DISTRIBUTION OF DATA POINT VALUES IN EACH LEVEL
LEVEL 1 2 3 4
SYMBOLS 1 2 3 4
FREQ. 14 21 18 14

In 1979 the **federal government employed** more than 80,000 civilians in Florida; 35 percent were employed by the Department of Defense and 29 percent by the Postal Service. All counties reported some federal civilian employment, but the totals were lower than 20 people in Lafayette, Glades, Flagler, Union and Gilchrist. Four counties counted more than 5,000 federal employees: Dade 14,258; Duval 12,005; Escambia 8,116 and Hillsborough 6,237.

Manufacturing activity can be measured by the number of manufacturing employees and by the value added by manufacture. Dade, Hillsborough and Broward led in both categories. In 1981, Dade had 101,033 manufacturing employees, 22 percent of all manufacturing employment in the state. Broward had 41,697 employees and Hillsborough 37,547, followed closely by Pinellas with 37,464. Value added by manufacture was $1,798 million in 1977 in Dade County, more than twice that of Hillsborough ($836 million) and Broward ($828 million). Duval was fourth in value added ($777 million) and sixth in number of employees (28,136).

Counties registering the **highest value of farm products per farm** were in south Florida. In 1978 Palm Beach farm production averaged $684,745 per farm, followed by Martin ($295,816), Hendry ($289,140), Collier ($207,174) and Okeechobee ($190,676). Farms averaging the lowest value of production were in west Florida: Bay ($13,574), Wakulla ($12,843), Taylor ($11,616), Liberty ($9,224) and Franklin ($7,691). Overall,

farm production in Florida averaged $69,148 per farm.

In 1980 **farm wage and salary employees** comprised fewer than 2 percent of all wage and salary employees in Florida. In three counties, however, farm employees accounted for more than 30 percent of wage and salary employment: Glades (39 percent), Hendry (36 percent) and Okeechobee (32 percent). Eighteen counties reported fewer than 1 percent.

Which counties produce the most oranges? In 1980-81 Polk County produced 46.6 million boxes; Lake, 29.7 million; St. Lucie, 19.7 million; Indian River, 15.2 million and Hardee, 13.8 million.

In 1981 in six counties more than 5 percent of **farmland was owned by nonresident aliens:** Dade (19 percent), Manatee (15 percent), Hardee (8 percent), Gilchrist (7 percent), Hillsborough (6 percent) and Walton (5 percent). In the state approximately 2 percent of farmland was owned by nonresident aliens.

In 1980, 49 percent of Florida land was considered **forest land**, with the highest concentration in northwest Florida (76 percent) and northeast Florida (71 percent) and the lowest in central and south Florida (each 26 percent). Seven north Florida counties reported more than 85 percent of land as forest land: Liberty (96 percent), Franklin (90 percent), Taylor and Baker (89 percent), Dixie (87 percent), and Wakulla and Bay (86 percent). All Florida counties had at least 10 percent forest land except Broward (4 percent) and Okeechobee (8 percent).

In 1980 Duval and Nassau counties led the state in the **value of forest products income,** producing 21 percent of forest income in the state: Duval $491,182,000 and Nassau $485,524,000. Third was Taylor ($377,773,000), followed by Dade ($372,709,000), and Bay ($325,550,000). Forest products income in the state was $4.7 billion. Forest products income includes stumpage value and manufacture, wholesale and retail value added.

In 1979 Monroe County reported more than twice the **value of fish and shellfish landings** as any other county: $42,696,200 compared with $20,667,200 in Lee County. Franklin was third ($11,099,700), followed by Duval ($8,002,600) and Pinellas ($6,702,200).

In five Florida counties **cars were available** for approximately three-fourths of the population: 82 passenger cars for every 100 persons in Flagler County, 75 in Sarasota, 73 in Collier and 72 in Martin and Orange. In the state as a whole there are 62 cars for every 100 persons. The fewest cars are in Union, 26 for every 100 persons; Hamilton 34; Jefferson 35 and Lafayette, Wakulla and Holmes 36.

Which counties use the most gasoline? Per capita consumption in 1981 was highest in north Florida counties: Hamilton 1,310 gallons, Dixie 954, Liberty 872 and Columbia 869. Less than half this much per person was consumed in Pinellas (363), Pasco (320), Gilchrist (317) and Glades (261). Per capita consumption in the state was 463.

How safe are Florida roads? The fatality rate per 100 million vehicle miles in 1980 was 3.8, up slightly from 3.5 in 1979. The fatality rates are highest in Glades (13.0), Union (9.6) and Wakulla (9.4) and lowest in Bradford (1.5) and in Gilchrist and Lafayette, where no fatalities occurred in 1980.

In Fall 1981 **Hispanic students** comprised 38 percent of public school enrollment in Dade County, 21 percent in Hardee and 18 percent in Collier. Seven counties (Gilchrist, Gulf, Holmes, Jefferson, Lafayette, Liberty and Nassau) reported no Hispanic enrollment. Statewide the percentage was 8.

How much does it cost to send a child to public school in Florida? In school year 1980-81 it cost $2,058 per pupil, a rate that has almost doubled in seven years (from $1,054 in 1973-74). The difference among counties ranges from a high of $2,635 in Monroe to a low of $1,786 in Osceola. Glades is second highest ($2,605), followed by Collier ($2,361) and Jefferson ($2,327). Clay ($1,811), Okeechobee ($1,815) and Seminole ($1,842) rank among the lowest.

Which counties pay the highest teacher salaries? The average salary for teachers in Dade County in 1980-81 was $18,587, more than $1,300 higher than any other county. Collier wa second with $17,266 followed by Sarasota, $17,169. Three counties reported an average salary of below $12,000: Franklin, $11,699; Dixie, $11,684; and Wakulla, $11,469.

Student - teacher ratios for Grades K-3 in 1980-81 averaged 20 students per teacher in Florida. Highest ratios were in Osceola (24), Hernando and Madison (23), and Alachua and Palm Beach (22). Lowest ratios were in Jefferson (15), Bradford and Franklin (16), and Dixie and Liberty (17).

How does the racial balance vary in public schools? Black non-Hispanic enrollment in Fall 1981 was below 5 percent in three counties: Holmes, 2 percent, and Pasco and Charlotte, 4 percent. It was above 50 percent in three other counties: Gadsden 82, Jefferson 65 and Madison 56. Black non-Hispanic enrollment in the state was 23 percent.

How many children in Florida ride school buses? Forty-five percent of students enrolled in public elementary and secondary schools were transported on school buses during school year 1980-81. The highest percentage was in Putnam County (65 percent) and the lowest in Washington County (32 percent). One-fourth of Florida counties transported more than half of their

students: Putnam, Walton, Lafayette, Okeechobee, Lee, Calhoun, Nassau, Madison, Indian River, Gilchrist, Jackson, Wakulla, Gulf, Clay, Marion, Volusia and Santa Rosa. Six counties transported only 32 to 35 percent of their students: Washington, Franklin, Hamilton, DeSoto, Seminole and Monroe.

In Charlotte County in 1980 the **birth rate** was only 7.9 live births per 1,000 persons. Sarasota had 9.0, Pasco 9.1, Pinellas 9.2 and Flagler 9.8. Highest rates were recorded in Hendry with 22.0, Okeechobee 21.1, and Hardee 19.7. The rate for Florida was 13.4. The highest birth rate county, Hendry, also had the lowest median age for female residents—27.6 years—except for the university counties of Alachua and Leon.

Death rates in 1980 were lowest in counties with high student and military populations: Leon 5.3 deaths per 1,000 persons, Alachua 5.6, Okaloosa 5.9, Nassau 6.4, and Clay and Santa Rosa 6.5. Rates were highest in counties with high percentages of older persons: Pinellas 15.7, Sarasota 14.6, Pasco 14.5, and Citrus and Manatee 14.4. The death rate for Florida was 10.6.

In 1981 there was a difference of only 106 **crimes per 100,000 persons** reported in Dade and Hillsborough counties. Dade recorded a rate of 10,523 per 100,000 persons and Hillsborough 10,417. Orange was third highest with 10,264, followed by Osceola 9,701 and Alachua 9,688. The safest counties were all in north Florida: Lafayette 728, Union 1,001, Liberty 1,025, Holmes 1,144 and Suwannee 1,146. The crime rate in Florida was 8,085 per 100,000 persons.

Ad valorem taxes increased more than 40 percent in four counties between 1978-79 and 1979-80: DeSoto 50 percent, Hendry 45 percent, Lafayette 44 percent and Collier 40 percent. The lowest increases were in Bradford, less than 1 percent; Union, 2 percent; Bay, 3 percent; and Levy and Washington, 6 percent. In the state as a whole ad valorem taxes increased 26 percent.

In October 1981 **consumer prices were highest** in south Florida and lowest in north Florida. Monroe, Dade, Broward, Palm Beach and Martin counties recorded the highest prices; Santa Rosa, Suwannee, Hamilton, Jackson and Nassau the lowest.

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